HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2023

HDRC CASE NO:	**2023-237**
ADDRESS:	830 W COMMERCE ST
LEGAL DESCRIPTION:	NCB 284 BLK 23 LOT E 14.2 OF 1, 2 & W 45.6 OF 3 ARB A2
ZONING:	D, H
CITY COUNCIL DIST.:	5
DISTRICT:	Cattleman Square Historic District
APPLICANT:	Sue Ann Pemberton/Mainstreet Architects inc
OWNER:	DIX Densley/DGSD-830 W COMMERCE ST LLC
TYPE OF WORK:	Amendment to previous approval
APPLICATION RECEIVED:	June 02, 2023
60-DAY REVIEW:	August 01, 2023
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Reconstruct the 1-story building on the east side of the structure with a second-story addition.
2. Install a new steel balcony and exterior staircase on the south (rear) elevation.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco
A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs
A. MAINTENANCE (PRESERVATION)
i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal
A. MAINTENANCE (PRESERVATION)
i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting
A. MAINTENANCE (PRESERVATION)
i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)
i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres
A. MAINTENANCE (PRESERVATION)
i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations
A. MAINTENANCE (PRESERVATION)
i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

9. Outbuildings, Including Garages
A. MAINTENANCE (PRESERVATION)
i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort

11. Canopies and Awnings
A. MAINTENANCE (PRESERVATION)
i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
ii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
iii. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
iv. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
v. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
vi. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.

- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The property at 830 W Commerce is commonly known as the Estrada Hardware Building. The structure is a 1- and 2-story brick commercial structure constructed circa 1910 and features decorative brick parapets, arched brick window surrounds, decorative wood window friezes, divided lite windows, a first-floor metal awning, transom windows, vertical wood siding at street level, commercial storefront windows and doors with security bars, and original blade signage. The property appears on the 1896 Sanborn Maps, but the building does not appear in its current configuration until the 1951 Sanborn Maps. The structure is contributing to the Cattleman Square Historic District.

b. CASE HISTORY – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval. This project received conceptual approval from the HDRC on November 17, 2021, with stipulations. The applicant returned to the HDRC for final approval on August 17, 2022, and received final approval with stipulations. The applicant returned to the HDRC on October 19, 2022, with a modified proposal and received final approval with the following stipulations:

i. That the applicant incorporates the façade details of the existing 1-story structure, including the roofline and parapets, in the proposed reconstruction based on findings c and k and submits updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness. ***This stipulation has NOT been met.***

ii. That the applicant submits a detailed architectural salvage plan detailing elements of the existing 1-story building that will be salvaged for re-use based on finding c. ***This stipulation has NOT been met.***

vi. That the applicant submits a demolition and architectural salvage plan detailing the proposal for material and window removal based on finding f. ***This stipulation has NOT been met.***

vii. That the applicant proposes windows of traditional proportions and submits updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on findings h and i. ***This stipulation has NOT been met.***

viii. That the applicant submits final material specifications for the storefront window and door system of the third story of the rear addition to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding l. ***This stipulation has NOT been met.***

ix. That the applicant submits final material specifications for fully wood windows and doors on the rear addition to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding j. Windows must be fully wood and should feature an inset of two (2) inches within facades and

should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted. ***This stipulation has NOT been met.***

The applicant has returned to the HDRC with a modified proposal and is requesting final approval of the proposed modifications.

c. RECONSTRUCTION – The applicant has proposed to reconstruct the existing 1-story building on the east side of the 2-story structure. The applicant has proposed to use brick that matches the original masonry in size, color, and brick bond. Reconstruction is a preservation treatment per the Secretary of the Interior's Standards for the Treatment of Historic Properties. An engineer's letter submitted by the applicant indicates that the existing 1-story building is not structurally stable, and the north and south walls of the building are interlocked with the corners of the historic 2-story structure, causing damage to the corners of the 2-story structure. The engineer's letter recommends the careful removal of the north and south walls to prevent further damage. The applicant previously received an administrative Certificate of Appropriateness to remove the rear wall of the 1-story structure to begin stabilization. The applicant must fully document the existing structure to ensure an accurate duplication of historic features and elements. The applicant has modified the previously approved proposal and has proposed to not reconstruct the existing roofline of the existing 1-story structure. Staff finds that the architectural details of the existing 1-story façade should be included in the reconstruction as previously proposed and that applicant should submit a detailed architectural salvage plan identifying any elements of the existing structure that can be salvaged for re-use to staff for review.

d. ADDITION: MASSING – The applicant has proposed to construct a 2-story addition to the east side of the property. The previous proposal featured a 3-story rear addition that featured 2 stories that were visible above the 1-story structure and was significantly setback from the front façade. The applicant has modified the proposal to feature a 2-story addition on the east side of the front façade that will replace the existing 1-story structure and will be flush with the front façade of the historic structure. The proposed 2-story portion of the addition will match the third-floor plate height of the 2-story structure but will feature a parapet cap that is taller than the historic structure. The east addition will be constructed of structural clay brick which will be exposed on the east, south, and west elevations. The west elevation of the addition will feature a rear staircase volume with a painted metal stair and painted steel tube railings, and a third-story stair enclosure clad with pre-finished metal panels. The staircase enclosure will be set at the rear of the rooftop and will be minimally visible from the public right-of-way. According to Guideline 2.A.iv for Additions, additions should be designed to be subordinate to the principal façade of the original structure in terms of their scale and mass. Staff finds that without the significant setback from the front façade, the addition no longer appears subordinate to the historic structure. Staff finds that the applicant should reduce the overall massing of the proposed addition or site the addition significantly behind the front façade wall plane.

e. ADDITION: MATERIALS – The applicant has proposed to clad the front façade of the 2-story addition in new masonry to match the existing masonry in size, color, and brickwork pattern on the front façade and construct the 2-story addition of structural clay brick that will remain exposed with painted girders and an open painted metal stair with painted steel tube railing on the west elevation. Guideline 3.A.i for Additions states that materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure should be used whenever possible. Staff finds that the simplified details distinguish the addition from the historic structure and the proposed materials are appropriate.

f. ADDITION: WINDOW REMOVAL – The applicant has proposed to install a 2-story east addition. The proposed addition will require the removal of five (5) existing windows on the east elevation of the historic 2-story structure. Staff finds that the applicant should submit a demolition and architectural salvage plan detailing the proposal for material and window removal to staff for review.

g. ADDITION: NEW WINDOW SIZE AND PROPORTION – The applicant has proposed to install storefront window systems on the front façade, and two-over-two Pella aluminum-clad wood windows of traditional proportions to match the existing windows and Pella aluminum-clad fixed windows above the second-story windows on the south (rear) elevation. The east elevation will not feature fenestration and the west elevation of

the addition will feature an open staircase. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Guideline 2.C.ii for New Construction states that the primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Staff finds that the applicant should propose windows of traditional proportions on the front façade.

h. ADDITION: RELATIONSHIP OF SOLIDS TO VOIDS – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. While the proposed addition does not feature fenestration on the east elevation, the historic 2-story building did not historically feature fenestration on the west elevation, establishing a precedent for the proposed east elevation. Staff finds the proposed fenestration pattern on the east elevation generally appropriate but finds that the applicant should propose a fenestration pattern featuring traditional proportions on the front façade.

i. ADDITION: NEW WINDOW AND DOOR MATERIAL – The applicant has proposed to install storefront door and windows systems on the front façade and two-over-two Pella aluminum-clad wood windows of traditional proportions to match the existing windows and Pella aluminum-clad fixed windows above the second-story windows on the south (rear) elevation of the 2-story addition. Fully wood windows are recommended for the front façade and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux grids are not permitted. Staff finds the proposal inconsistent with the Guidelines and finds that the applicant should submit material specifications for fully wood windows of traditional proportions on the front façade to staff for review.

j. ADDITION: ARCHITECTURAL DETAILS – The applicant has proposed to construct a 2-story addition that is simplified in style. Guideline 4.A.ii for Additions recommends that applicants incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Staff finds that the first story of the east addition should feature architectural details in keeping with the existing 1-story front façade as previously proposed.

k. ROOFTOP MODIFICATIONS – The applicant has modified the previous proposal and has removed the request for a rooftop addition. At this time, the applicant is requesting to construct a stair enclosure that provides rooftop access at the rear of the 2-story addition. The current proposal includes the installation of new painted steel tube railings on the rooftop. The proposal includes the addition of pavers on the roof of the east addition and on the roof of the west side of the historic building for rooftop access. Guideline 2.A.v for Additions states that applicants should distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. Staff finds the proposal generally appropriate.

l. STEEL BALCONY AND EXTERIOR STAIR INSTALLATION – The applicant has proposed to install steel balconies and an exterior staircase on the south (rear) elevation of the historic structure. The applicant has expressed that the structure previously featured a rear balcony on the south elevation. According to Guideline 7.B.iv for Exterior Maintenance and Alterations, replacement elements, such as stairs, should be designed to be simple so as to not detract from the historic character of the building. Do not add new elements and details that create a false historic appearance. Staff finds the materials and design appropriate for the commercial structure.

m. ADMINISTRATIVE APPROVAL – The applicant has proposed to clean and repair the existing masonry cladding, repair and reconstruct the recessed building entrances, repair and reconstruct the building canopy, install appropriate window configurations, repair deteriorated wood elements, replace the existing roofing, and

restore and reinstall the Sterling marquis. These scopes of work are eligible for administrative approval and do not require HDRC review.

RECOMMENDATION:

Staff recommends approval of items 1 & 2 based on findings a through m with the following stipulations:

i. That the applicant incorporates the façade details of the existing 1-story structure, including the roofline and parapets, in the proposed reconstruction based on findings c and j and submits updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

ii. That the applicant submits a detailed architectural salvage plan detailing any elements of the existing 1-story building that will be salvaged for re-use based on finding c.

iii. That the applicant reduces the overall massing of the proposed east side addition or sites the addition significantly behind the front façade wall plane based on finding d. The applicant is required to submit updated site plans and elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

iv. That the applicant submits a demolition and architectural salvage plan detailing the proposal for material and window removal based on finding f.

v. That the applicant proposes windows of traditional proportions on the front façade and submits updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on findings g and h.

vi. That the applicant submits final material specifications for the windows to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding i. The front façade windows should be fully wood windows and all proposed windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted.

City of San Antonio One Stop

November 12, 2021

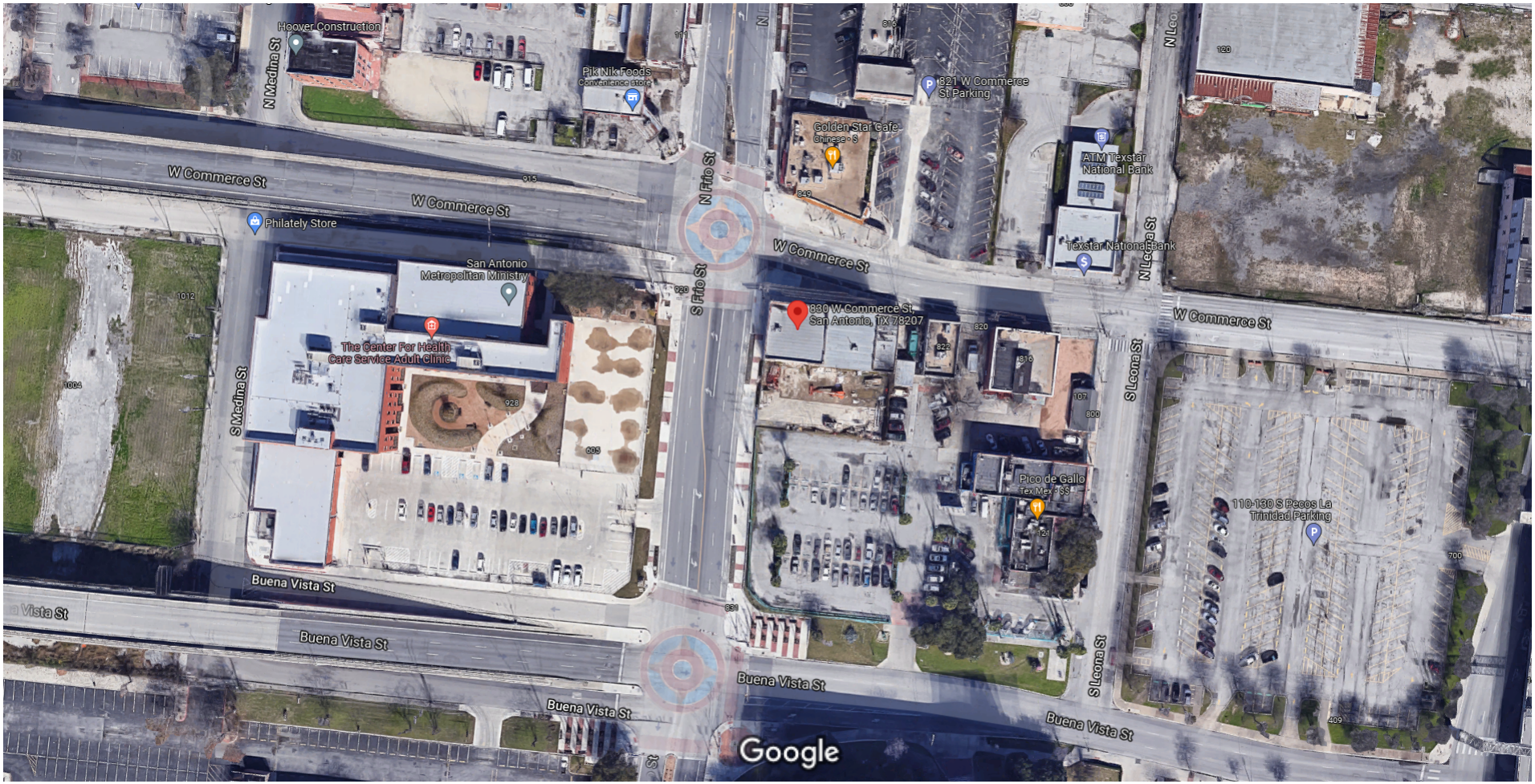
User drawn lines

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Google Maps 830 W Commerce St



Imagery ©2021 Google, Map data ©2021 Google 50 ft

Google Maps 830 W Commerce St

Imagery ©2021 Google, Map data ©2021 Google 20 ft

Google Maps 830 W Commerce St

Imagery ©2021 Google, Landsat / Copernicus, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, SOI-MBARI, Map data ©2021 Google 20 ft

Google Maps 830 W Commerce St

Imagery ©2021 Google, Map data ©2021 Google 20 ft

Google Maps 830 W Commerce St

Imagery ©2021 Google, Map data ©2021 Google 20 ft

1896

5

3

42

W. COMMERCE

8" W. PIPE

INTERNATIONAL HOUSE

265

LUMBER SHED

F. J. BEITEL'S LUMBER YARD

245

INTERNATIONAL & GREAT NORTHERN R. R. YARDS

244

243

S. SALADO

S. MEDINA

S. FRIO

BUENA VISTA

6" W. PIPE

266

EDW. STEVES & SONS' LUMBER YARD

MONTEREY

267

ENGINE CO. No. 1.

MATAMOROS

23

284

283

282

Scale of Feet.

1904

SAN ANTONIO VOL. I

39

47

48

W. COMMERCE — ASPHALT PAVED

BUENA VISTA — MACADAMIZED

S. FRIO

S. LEONA

S. MEDINA

MONTEREY — MACADAMIZED.

MATAMORAS — MACADAMIZED.

38

40

31

BEITEL LUMBER CO.
NIGHT WATCHMAN. NO CLOCK.
LUMBER SHED. 265
LUMBER SHED.
LUMBER PILES 3' TO 10'
LUMBER PILES 3' TO 10'
LUMBER PILE 2' TO 12'
IRREGULAR PILES OF CEDAR FENCE POSTS.
SHINGLES
SHINGLE PILE 6' HIGH
LUMBER SHED NOT KEPT HERE
CAMP YARD.
OFFICE
DOOR WORK HO.
SASH & BLIND WARE HO
Lodging
SHED.
MACADAMIZED.
6" W. PIPE.

ED. STEVES & SONS' LUMBER YARD.
266
OFFICE.
SASH DOOR & BLIND WARE HO.
DRESSED LUMBER SHED
DRESSED LUMBER SHED
DRESSED LUMBER WARE HO.
LUMBER PILES 1' TO 8'
LUMBER PILES 1' TO 8'
LUMBER PILES 1' TO 8'
12" W. PIPE.

267
ENGINE HO NO 12
ONE AHRENS 2D CLASS STEAMER
ONE HOSE WAGON
1000' HOSE.
EIGHTEEN FOOT HOOK & LADDER.
Scale of Feet
50 40 30 20 0 50 100 150

283
284
DRUGS
WARE HO
TIN & COPPER WARE HO.
Im. a. o.
Lodging
PARTLY DESTROYED BY RECENT FIRE. BRICK NOGGED.
300
PAINT & OIL WARE HO.
425

301
Shanties
Mexican
40

282
SHOPS

302

D.H.

W. COMMERCE

ASPHALT PAVED

BEITEL LUMBER CO.

GEBHARDT-CHILE POWDER CO.

Night & Sunday Watchman
Reporting 1/2 Hourly, 81-T 40
Approved Clock - Power &
Lights: Elec. - No Vent. Fuel Gas
City Water - Hose & Hose Houses shown -
8-3 Gal. Extgrs. -

Night & Sunday Watchman - No Clock -
Average amount of Lumber in Yard 1 Million Feet
No Private Fire Protection

GEBHARDT - CHILE POWDER CO.

BUENA VISTA

MACADAMIZED

Night Watchman - No Watch Clock -
3 Stations - Half Hourly Rounds -
Hose Reel with 200' 2½" Hose for City Hyd.
Average amount of Lumber in Yard
1½ Million Feet

STEVES & SONS
I. & G. N. YARD

S. MEDINA

S. FRIO

S. LEONA

STEPHENSON 283 B ALLEY

MONTEREY

NATIONAL BISCUIT CO.
WARE HO.

FIRE DEP'T
MOTOR CO. No. 1
1 Asst. Chief - 1 Buggy
1 Horse - 3 Men -
1 American La France
Combination Pumper &
Hose Wagon with 800' Hose
1500' Extra Hose

Scale of Feet.

403

405

265

266

267

284

283

282

412

1951

(6738)

SAN ANTONIO, VOL. 4

404

NEW SHEET
JAN. 1923

GEBHARDT-CHILE POWDER CO.
WATCHMAN WITH CLOCK
POWER-ELEC. HEAT-STEAM
CHEM. EXTGRS.

404

W. COMMERCE

S. POST OFFICE
REST CONC. COL'S CONC. FR. & BR. CURTAIN WALLS
HOTEL 2d & 3d
POST OFFICE SUB STATION
KITCHEN
COMMERCE LUMBER CO.
LBR SHED
265
ALAMO FUEL CO.
W. HO.
FIRE SALES & SERVICE
Fire Proof Const'n
627
603-03½ BUENA VISTA
AUTO REPAIR
Fire Proof Constr'n.
HOTEL
USED AUTO SALES
OFF.
284
GEBHARDT CHILE POWDER CO.
A.F.A. FACTORY
FILLING R'M
PRODUCE TRUCKS SHELTER
TRUCKERS EXCHANGE
PRODUCE
AUTO WASHING
FILLING STA.
527 525 519 515 BUENA VISTA 505 501

BUENA VISTA

626 628 BUENA VISTA 608 600
OFF.
MILL. CONC. FL. WOOD POS'S
DECK
H. W. FINCH, CIGAR FACTORY
FIREPROOF CONSTR'N
WATCHMAN; NO CLOCK
3 HYDS. & HOSE CONNECTED TO SPRK. SYSTEM.
HYD. 50' 2½" HOSE ER.
DUST HO
SHOP 1ST SHAVINGS 2ND
PLANING MILL LBR. SHED 2ND CONC. FL. METAL BLOWERS.
CONC PLATFM 266
SASH & DOOR FACTY.
BLDG MATLS
SASH & DOORS
BLDG MATERIALS
CONC FR & FL TILE CURTAIN WALLS
WOOD TRUSSES CONC COLS
WOOD TRUSSES IRON COLS.
WOOD TRUSSES CONC. COLS.
CARP'R.
627 623 611 607 MONTEREY

S. MEDINA
S. FRIO
S. LEONA

526 524½ BUENA VIS. 522 BUENA V BUENA VISTA 520 516 BUENA VISTA 510 508½-08 506 500
REST
HOTEL 2 ED
FILLING STA.
PRODUCE & TRUCKS
516½
W. HO.
STEPHENSON 283 AL
MONTEREY APTS
525 521 519 517 513 511 509 505 503 501 MONTEREY

MONTEREY

626 628 MONT. 620 600
SUPERIOR WOODWK'G CO.-LESEE
PLANING MILL
PLANING CABINET WK
OFF.
GLUE RM.-22
W. Ho. & ASSEMBLING
W. G. SKYLT ABV.
FIRE PROOF CONSTR'N EXCEPT C. BR. CURTAIN WALLS
BUILT 1913 - CONC. FR. FLS. & RF.
STEVES SASH & DOOR CO.
A.F.A. 267
ENG. RM.
SHIPP'G SHED
LUMBER SHED
A.S.B. MAT'L BUILDING HO.
CONC FL. - WOOD TRUSSES
GLASS HO.
L'BR
L'B'R SHED 8-C
8-A
8-B
8-C
8-D
8-E
8-F
8-G
FIRE DEPT. STATION Nº 11
627 623 611 607 MONTEREY

S. MEDINA
S. FRIO
S. LEONA

520 B 524 A 522 520 MONTE. 518½-18 514 MON. TYRES 510 B 508 A 506 502 500 MONTEREY
REST.
CONC. FL. & R. S. & C. B. CURTAIN WALLS WOOD M. COLS
MEXICAN CHURCH
282
527 525 521 519 517 513 511-09-07 505 503 501 MATAMOROS

Scale of Feet
50 40 30 20 10 0 50 100 150

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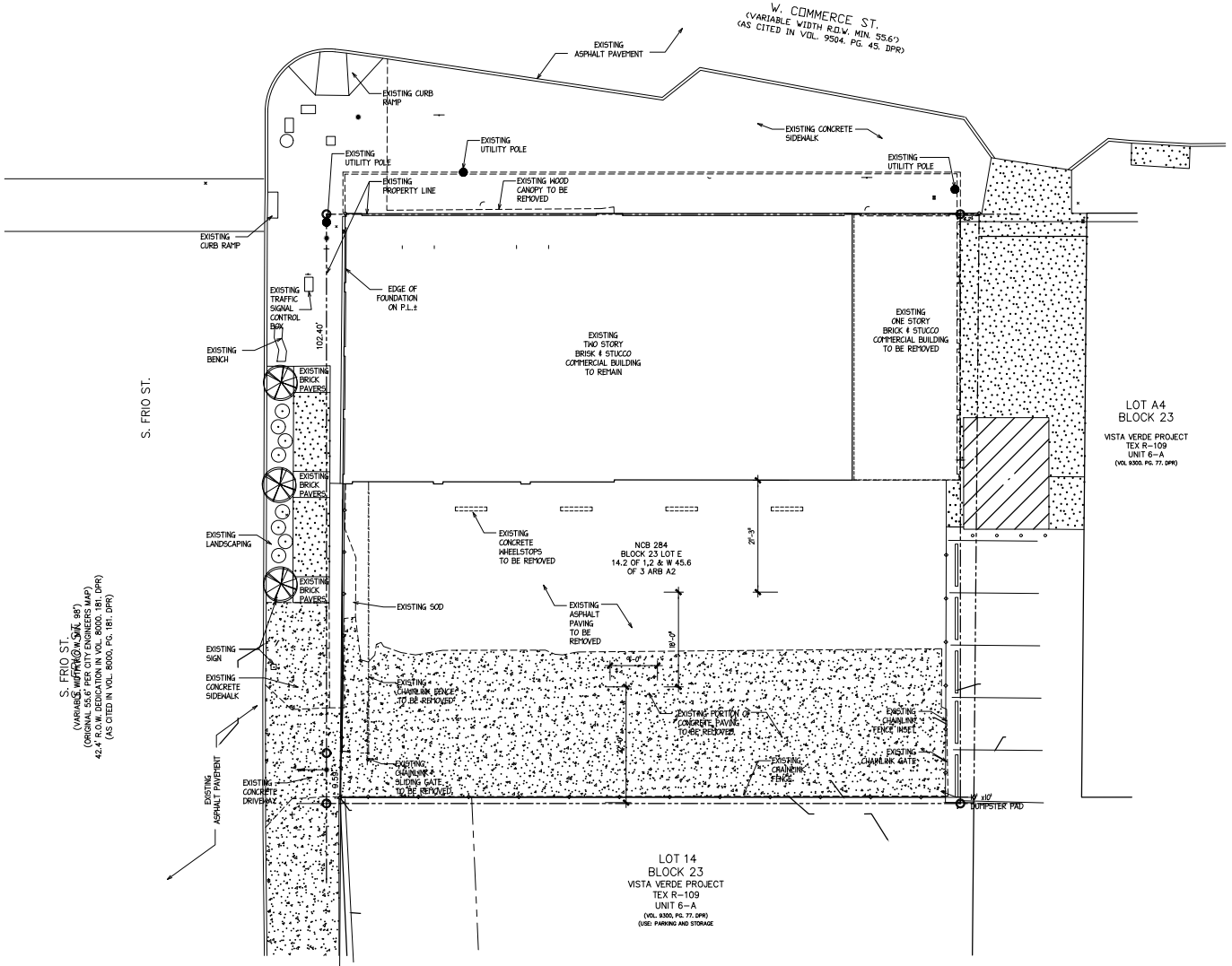
403 405 412



NORTH

NEW SITE PLAN

SCALE 1" = 10'-0"

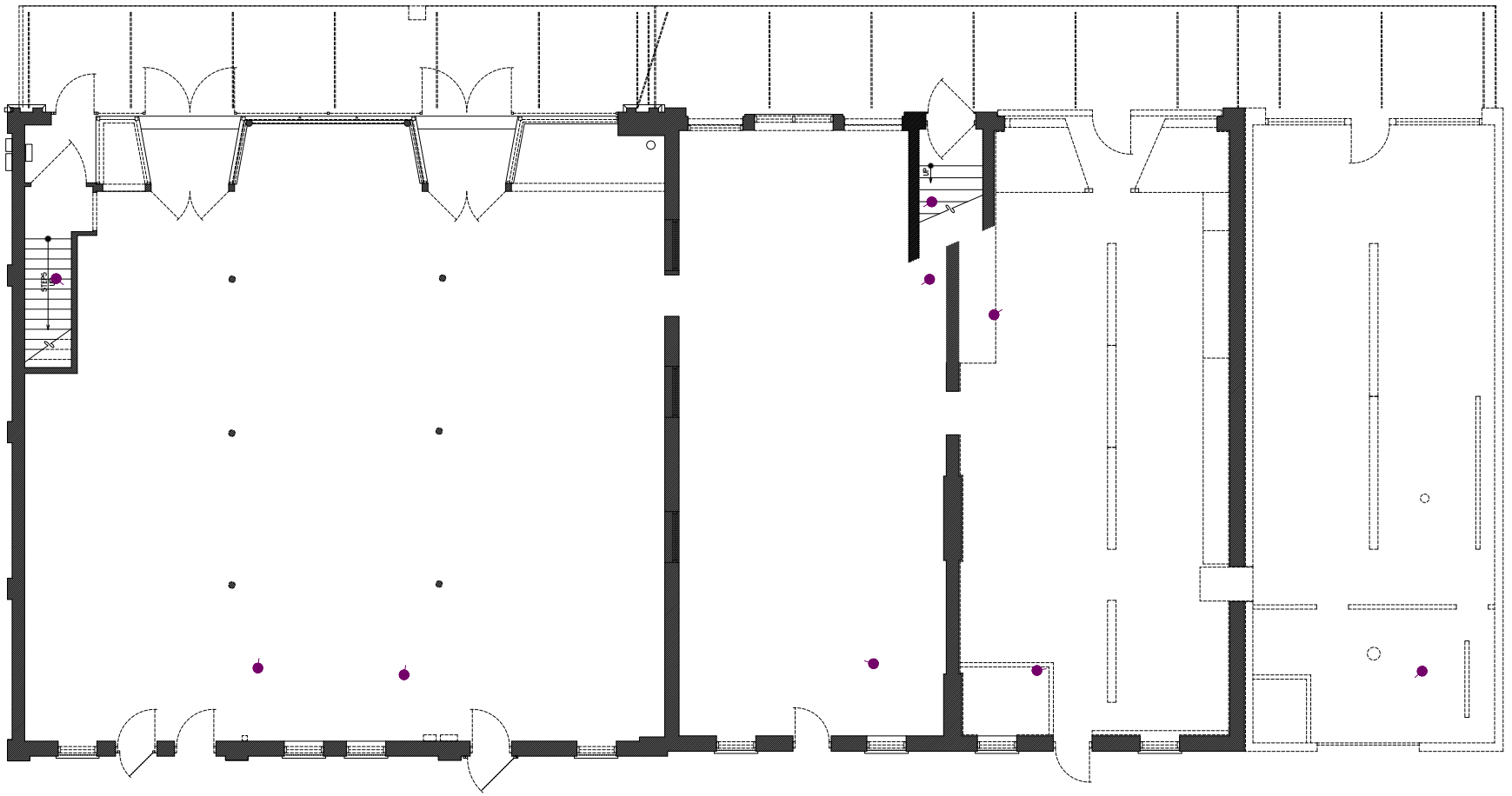
MAINSTREET ARCHITECTS INC.
700 AVENUE E SAN ANTONIO, TEXAS 78215 2107232666

REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

DEMOLITION SITE PLAN

Date: 06/02/2023
Scale:
Drawn by:
Job Number:
Sheet Number: A-###
Sheet ## of



1 EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- DEMOLITION WORK
- AREAS WHERE EXISTING FLOORING IS MISSING

GENERAL DEMOLITION NOTES:

G1. WHERE EXISTING MATERIALS SCHEDULED TO REMAIN ARE SEVERELY DETERIORATED AND NEEDS TO BE REPLACED, CONTRACTOR SHALL REMOVE ALL DAMAGED WOOD UP TO THE POINT WHERE THE EXISTING WOOD IS IN SOUND CONDITION. CONTRACTOR SHALL COORDINATE THE EXTENT OF REMOVAL WITH ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

G2. REFER TO KEYED PHOTOS AND NOTES ON CORRESPONDING ELEVATIONS AND FLOOR PLANS TO ASSESS THE DAMAGES AND NEEDED REPAIRS.

G3. NO DESTRUCTIVE PAINT REMOVAL METHODS SUCH AS PROPANE OR BUTANE TORCHES, SANDBLASTING, OR WATERBLASTING SHALL BE USED.

G4. TOTAL REMOVAL OF PAINT SHALL ONLY OCCUR IF EXISTING PAINT IS VERY DETERIORATED, ELSE DETERIORATED PAINT SHOULD BE REMOVED TO THE NEXT SOUND LAYER, USING THE GENTLEST METHOD POSSIBLE (HANDSCRAPING / SANDING).

G5. REMOVE NON-ORIGINAL FLOOR FINISHES WHERE APPLIED OVER THE ORIGINAL TONGUE & GROOVE WOOD FLOOR. EXISTING TONGUE & GROOVE WOOD FLOOR SHALL REMAIN, AND SHALL BE EVALUATED FOR STRUCTURAL INTEGRITY.

G6. REMOVE NON-ORIGINAL WALL PANELING AND GYPSUM WALLBOARD WHERE APPLIED OVER THE ORIGINAL WOOD BEADED BOARD WALL FINISH. EXISTING BEADED BOARD WALL FINISH SHALL REMAIN.

G7. REMOVE ALL GYPSUM BOARD CEILING FINISHES. EXISTING WOOD SHEATHING SHALL REMAIN (WHERE PRESENT BEYOND THE GYPSUM BOARD).

G8. EXISTING FLOOR, CEILING AND ROOF STRUCTURE SHALL REMAIN, AND SHALL BE EVALUATED FOR STRUCTURAL INTEGRITY. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.

G9. WHERE DEMOLITION WORK IS NOTED AND EXISTING WOOD TRIM WORK AND/OR BEADED BOARD ARE PRESENT, SALVAGE ALL EXISTING WOOD TRIM AND BEADED BOARD FOR REUSE/REPAIR WORK.

G10. REMOVE ALL NON-ORIGINAL WOOD WINDOW SCREENS, ALUMINUM WINDOW UNITS AND PLYWOOD DOWN TO ORIGINAL WINDOW OPENING. SALVAGE ALL EXISTING WOOD TRIM WORK FOR REUSE/REPAIR WORK.

G11. REMOVE ALL MECHANICAL EQUIPMENT, DUCTWORK, DIFFUSERS, ETC. REPAIR AND PATCHING TO MATCH SURROUNDING SURFACES AND MATERIALS, UNLESS NOTED OTHERWISE. REFER TO M.E.P. DRAWINGS FOR MORE INFORMATION.

G12. REMOVE ALL ELECTRICAL WIRING, FIXTURES AND EQUIPMENT. PROPERLY TERMINATE WIRING WHERE REQUIRED. REPAIR AND PATCHING TO MATCH SURROUNDING SURFACES AND MATERIALS, UNLESS NOTED OTHERWISE. REFER TO M.E.P. DRAWINGS FOR MORE INFORMATION.

G13. REMOVE ALL PLUMBING LINES, FIXTURES AND EQUIPMENT. PROPERLY TERMINATE ALL SUPPLY, WASTE AND VENT LINES BELOW FLOORS AND /OR ABOVE CEILING AS APPROPRIATE. REPAIR AND PATCHING TO MATCH SURROUNDING SURFACES AND MATERIALS, UNLESS NOTED OTHERWISE. REFER TO M.E.P. DRAWINGS FOR MORE INFORMATION.

G14. WHERE NO DEMOLITION WORK IS CALLED OUT ON THE DRAWINGS, THE EXISTING MATERIALS SHALL REMAIN INTACT.

G15. EXISTING MASONRY CHASE TO REMAIN. RECONSTRUCT THE MISSING PORTION OF CHASE AT ROOFLINE FOR HISTORIC REFERENCE ONLY. IT IS NOT TO BE BUILT FOR FUNCTION.

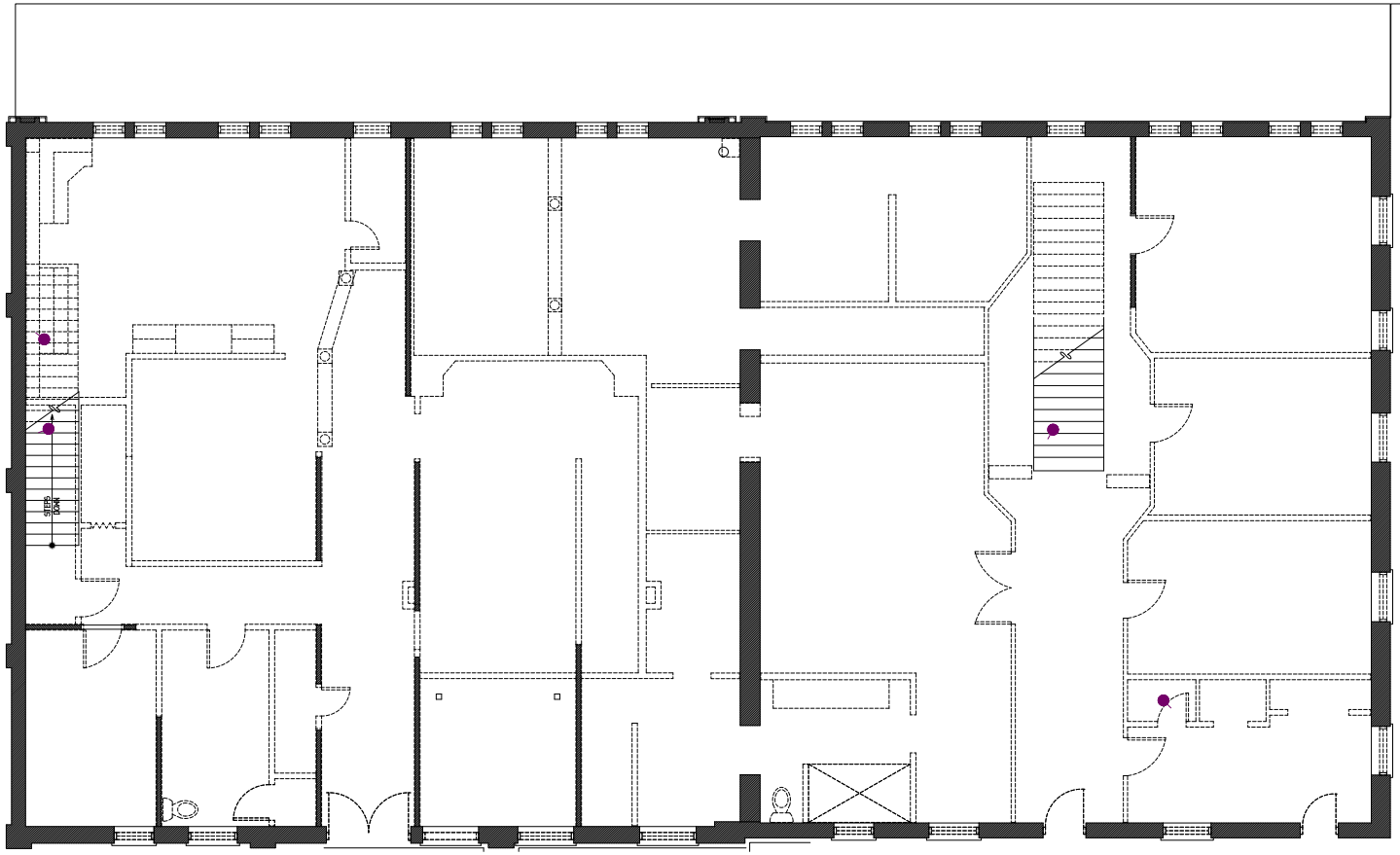
MAINSTREET ARCHITECTS INC.
700 AVENUE E SAN ANTONIO, TEXAS 78215 210.723.2868

REVISIONS | BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

EXISTING FIRST FLOOR PLAN

Date: 06/02/2023
Scale:
Drawn by:
Job Number:
Sheet Number: D-2
Sheet of



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

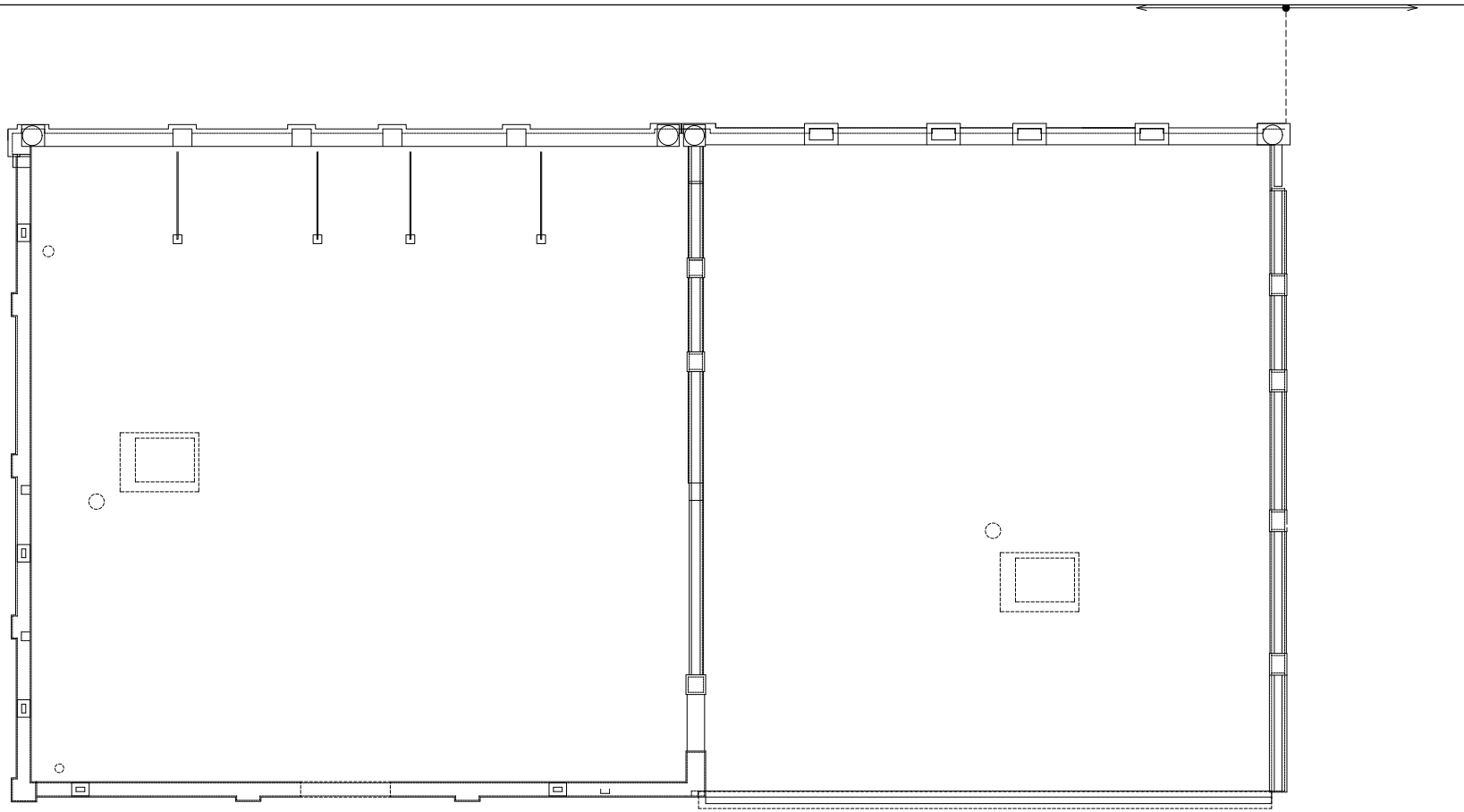
MAINSTREET
ARCHITECTS INC.
709 AVENUE E SAN ANTONIO, TEXAS 78215 2107228268

REVISIONS | BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

EXISTING SECOND FLOOR PLAN

Date: 06/02/2023
Scale:
Drawn by:
Job Number:
Sheet Number: D-3
Sheet of



NORTH

1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

MAINSTREET
ARCHITECTS INC.
709 AVENUE E SAN ANTONIO, TEXAS 78215 2107232966

REGISTERED ARCHITECT STATE OF TEXAS

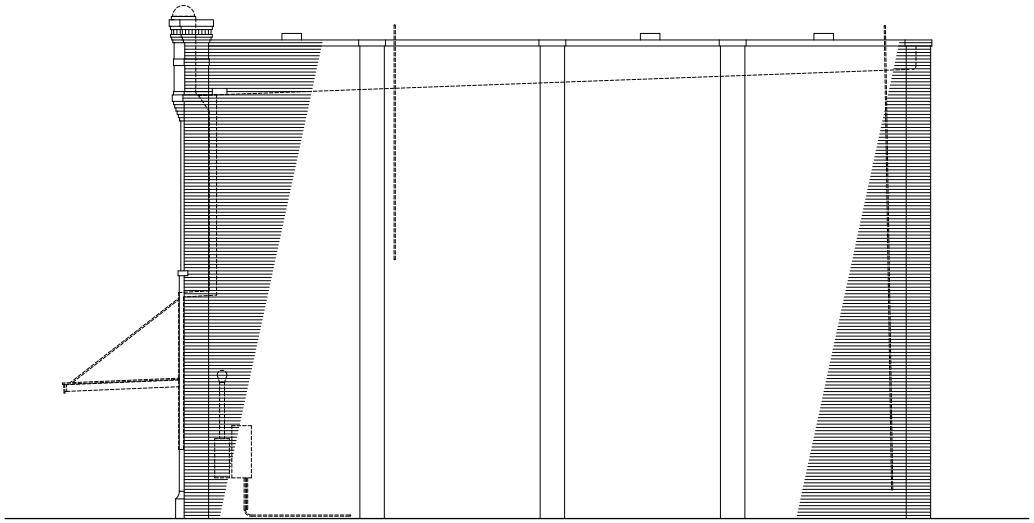
REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

EXISTING ROOF PLAN

Date: 06/02/2023
Scale:
Drawn by:
Job Number:
Sheet Number: D-4
Sheet of

1 DEMOLITION
EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



2 DEMOLITION
EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"

MAINSTREET
ARCHITECTS INC.
709 AVENUE E SAN ANTONIO, TEXAS 78215 2107232848

REVISIONS | BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

DEMOLTION EXTERIOR ELEVATIONS

Date: 06/02/2023
Scale:
Drawn by:
Job Number:
Sheet Number: D-5
Sheet of

DEMOLITION
EXTERIOR ELEVATION - SOUTH

1

SCALE: 1/4" = 1'-0"

DEMOLITION
EXTERIOR ELEVATION - EAST

2

SCALE: 1/4" = 1'-0"

MAINSTREET
ARCHITECTS INC.
709 AVENUE E SAN ANTONIO, TEXAS 78215 2107233848

REVISIONS | BY

THE STERLING
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SAN ANTONIO, TEXAS 78207

DEMOLTION EXTERIOR ELEVATIONS

Date: 06/02/2023
Scale:
Drawn by:
Job Number:
Sheet Number: D-6
Sheet of

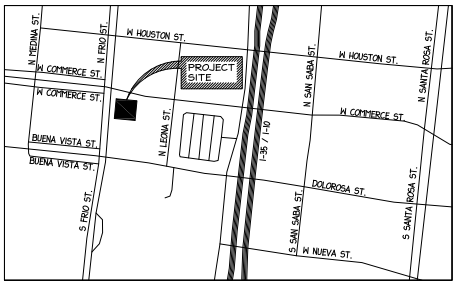
THE STERLING

830 WEST COMMERCE STREET, SAN ANTONIO, TEXAS

, 2023

INDEX OF DRAWINGS

LOCATION MAP



PROJECT TEAM

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STRUCTURAL ENGINEER

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MEP ENGINEER

JAMES T. RODRIGUEZ
CONSULTING ENGINEERS, INC.
1380 PANTHEON WAY; SUITE 112
SAN ANTONIO, TEXAS 78232
(210) 496-0960

GENERAL NOTES - ARCHITECTURAL :

1. CONTRACTOR SHALL VISIT SITE AND FAMILIARIZE HIMHER SELF WITH THE ENTIRE PROJECT AND ALL ITEMS PERTAINING TO THE EXECUTION AND COMPLETION OF THE PROJECT.
2. CONTRACTOR SHALL VERIFY ALL EXISTING AND NEW CONDITIONS, DIMENSIONS, GRADES, EASEMENTS, ETC. AT THE JOBSITE, AND ANY DISCREPANCIES AND/OR INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR ARCHITECT IMMEDIATELY BEFORE BEGINNING ANY PHASE OF THIS WORK.
3. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING UTILITIES (GAS, ELECTRICAL, SEWER, & WATER) AS TO LOCATION, SIZE, ETC. AND PROTECT ALL EXISTING UTILITY LINES DURING ALL OPERATIONS.
4. CONTRACTOR SHALL COORDINATE SCOPE OF WORK WITH ALL TRADES/SUBCONTRACTORS. ANY DISCREPANCIES AND/OR INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR ARCHITECT IMMEDIATELY BEFORE BEGINNING ANY PHASE OF THIS WORK.
5. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, APPARATUS, FEES, PERMITS, LICENSES, TAXES, WHEN APPLICABLE, NECESSARY TOOLS, ETC. FOR PROPER EXECUTION AND COMPLETION OF THE WORK. CONTRACTOR SHALL INSTALL AND MAINTAIN ALL OF THE WORK, AND SHALL BE RESPONSIBLE FOR THE SAFE, PROPER, AND LAWFUL MAINTENANCE AND USE OF SAME AND SHALL CONSTRUCT IN THE BEST WORKMANLIKE MANNER ALL WORK WITHIN THE SCOPE OF THESE DRAWINGS AND GENERAL NOTES. CONTRACTOR IS RESPONSIBLE AND LIABLE FOR SECURING ANY AND ALL INSPECTIONS REQUIRED.
6. CONTRACTOR SHALL COMPLY WITH ALL THE LAWS, CODES, AND ORDINANCES APPLICABLE TO THIS PROJECT. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED IN CONNECTION WITH THE EXECUTION AND COMPLETION OF THIS PROJECT.
7. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGES TO THE EXISTING HISTORIC STRUCTURE, LANDSCAPE, AND/OR EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL, AT HIS/HER OWN EXPENSE, MAKE ALL NECESSARY REPAIRS TO RESTORE THE SITE AND EXISTING IMPROVEMENTS TO THEIR ORIGINAL OR LIKE-NEW CONDITIONS.
8. ANY AND ALL DEVIATIONS AND/OR CHANGES FROM THE APPROVED PLANS MUST BE APPROVED BY THE ARCHITECT PRIOR TO EXECUTION.
9. CONTRACTOR SHALL SECURE AND PROTECT THE JOBSITE AT THE END OF EACH WORKING DAY.
10. CONTRACTOR SHALL SALVAGE ALL MATERIALS FOR USE WITH RENOVATION WORK. WHEREVER MATERIALS ARE STORED AT THE JOBSITE, THEY SHOULD BE PROTECTED FROM DAMAGE, VANDALISM, FIRE AND INCLEMENT WEATHER. THE CONTRACTOR SHALL PRODUCE EVIDENCE OF INSURANCE FOR MATERIALS STORED PRIOR TO PAYMENT BY THE OWNER.
11. THE JOBSITE SHALL BE THOROUGHLY CLEANED AT THE END OF EACH WORKDAY. REMOVE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND NEW CONSTRUCTION. ALL MATERIALS NOT DESIGNATED TO BE SALVAGED SHALL BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY AND PROMPTLY. RUBBISH SHALL NOT BE BURNED OR DISCARDED AT THE JOBSITE.
12. CONTRACTOR SHALL PROVIDE A DUMPSTER OR OTHER MEANS OF DISPOSAL OF DEMOLITION MATERIALS AND CONSTRUCTION DEBRIS. DUMPSTER SHALL BE PLACED IN A LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE.
13. CONTRACTOR SHALL COORDINATE PARTIAL DEMOLITION WITH THE NEW CONSTRUCTION TO AVOID EXPOSING INTERIOR OF HISTORIC STRUCTURE TO THE OUTSIDE AS MUCH AS POSSIBLE.
14. UNLESS NOTED OTHERWISE ALL NEW FRAMING SHALL BE 2x4 K.D. SYP STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD. FRAMING AT ALL PLUMBING WALLS TO BE 2x6 STUDS. ALL CEILINGS SHALL BE 5/8" GYPSUM BOARD UNLESS OTHERWISE NOTED. WATER RESISTANT "GREEN BOARD" IS TO BE INSTALLED AT ALL BATH AND UTILITY ROOMS.
15. CONTRACTOR TO INSTALL NEW SOUND ATTENUATION INSULATION IN ALL NEW INTERIOR BATHROOM WALLS AND BETWEEN FLOORS.
16. CONTRACTOR TO COORDINATE LOCATION OF THERMOSTAT WITH ARCHITECT AND OWNER. COORDINATE LOCATION OF RETURN AIR AND VENTS WITH ARCHITECT AND OWNER. PROVIDE OWNER WITH ALL WARRANTY PAPERS.
17. CONTRACTOR TO TAPE AND FLOAT ALL GYPSUM BOARD WALL AND CEILINGS AND PROVIDE A SMOOTH TEXTURE.
18. ALL PAINTED INTERIOR AND EXTERIOR SURFACES ARE TO BE PRIMED (1 COAT) AND PAINTED (2 COATS). PAINT TO BE WATER BASED ACRYLIC ON ALL INTERIOR WOOD TRIM SURFACES, ON WALLS, AND CEILING SURFACES. ALL NEW WOOD ON EXTERIOR TO HAVE OIL BASED PRIMER AND TWO TOP COATS TO MATCH EXISTING.
19. ALL REPAIR WORK SCHEDULED FOR THE ORIGINAL HISTORIC STRUCTURE SHALL MATCH EXISTING MATERIALS AND DETAILS IN DIMENSION, PROFILE, AND SPECIES (WHERE APPLICABLE).
20. CONTRACTOR TO FURNISH AND INSTALL ALL PLUMBING FIXTURES. (SEE SCHEDULE)
21. CONTRACTOR TO PROVIDE ONE (1) NEW INSTANT HEAT WATER HEATER INSTALLED ABOVE THE CEILING TO SERVICE EACH RESTROOM AND EACH SERVICE SINK (REFER TO MEP FOR MORE INFO).
22. REMOVE FROM EXISTING EXTERIOR AND INTERIOR FACE OF MASONRY ALL DEBRIS, PLANT GROWTH, DIRT, OIL, GREASE, LOOSE PLASTER, MORTAR OR PAINT. SALVAGE MORTAR FOR REUSE DURING REPAIRS.
23. LIME PUTTY BASED MORTARS SHOULD ONLY BE USED. CEMENT BASED MORTARS ARE UNACCEPTABLE FOR HISTORIC OLD BRICKWORK.
24. REPOINTING OF EXISTING MORTAR JOINTS IS ONLY NEEDED IF MORTAR HAS CLEARLY FAILED; IS POWDERY, LOOSE AND CRUMBLING; IS WEATHERED; OR HAS ERODED AWAY.
25. CONTRACTOR TO BACK PRIME ALL NEW WOOD AND END CUTS.

SPECIAL INSPECTIONS

2018 IBC SECTION	TYPE OF SPECIAL INSPECTIONS AND EXTENT	APPLICABLE	NON APPLICABLE	CONTINUOUS OR PERIODIC
1705.1.1	SPECIAL CASES		X	
1705.2	STEEL CONSTRUCTION	X		
1705.3	CONCRETE CONSTRUCTION	X		
1705.4	MASONRY CONSTRUCTION	X		
1705.5	WOOD CONSTRUCTION	X		
1705.6	SOILS	X		
1705.7	DRIVEN DEEP FOUNDATIONS	X		
1705.8	CAST-IN-PLACE DEEP FOUNDATIONS	X		
1705.9	HELICAL PILE FOUNDATIONS		X	
1705.10	FABRICATED ITEMS	X		
1705.11	SPECIAL INSPECTIONS FOR WIND RESISTANCE		X	
1705.12	SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE		X	
1705.13	TESTING FOR SEISMIC RESISTANCE		X	
1705.14	SPRAYED FIRE-RESISTANT MATERIALS		X	
1705.15	MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS		X	
1705.16	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)		X	
1705.17	FIRE-RESISTANT PENETRATIONS AND JOINTS		X	
1705.18	TESTING FOR SMOKE CONTROL (SEE IB 186.)		X	
1706	DESIGN STRENGTHS FOR MATERIALS		X	
1707	ALTERNATIVE TEST PROCEDURES		X	
1708	IN-SITU LOAD TESTS		X	
1709	PRECONSTRUCTION LOAD TESTS		X	

CODE INFORMATION & ANALYSIS

MAINSTREET ARCHITECTS INC
709 AVENUE E SAN ANTONIO, TEXAS 78215 2107359566

REVISIONS | BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207
COVER SHEET

Date: 06/02/2023
Scale:
Drawn by:
Job Number:
Sheet Number: A-0
Sheet ## of

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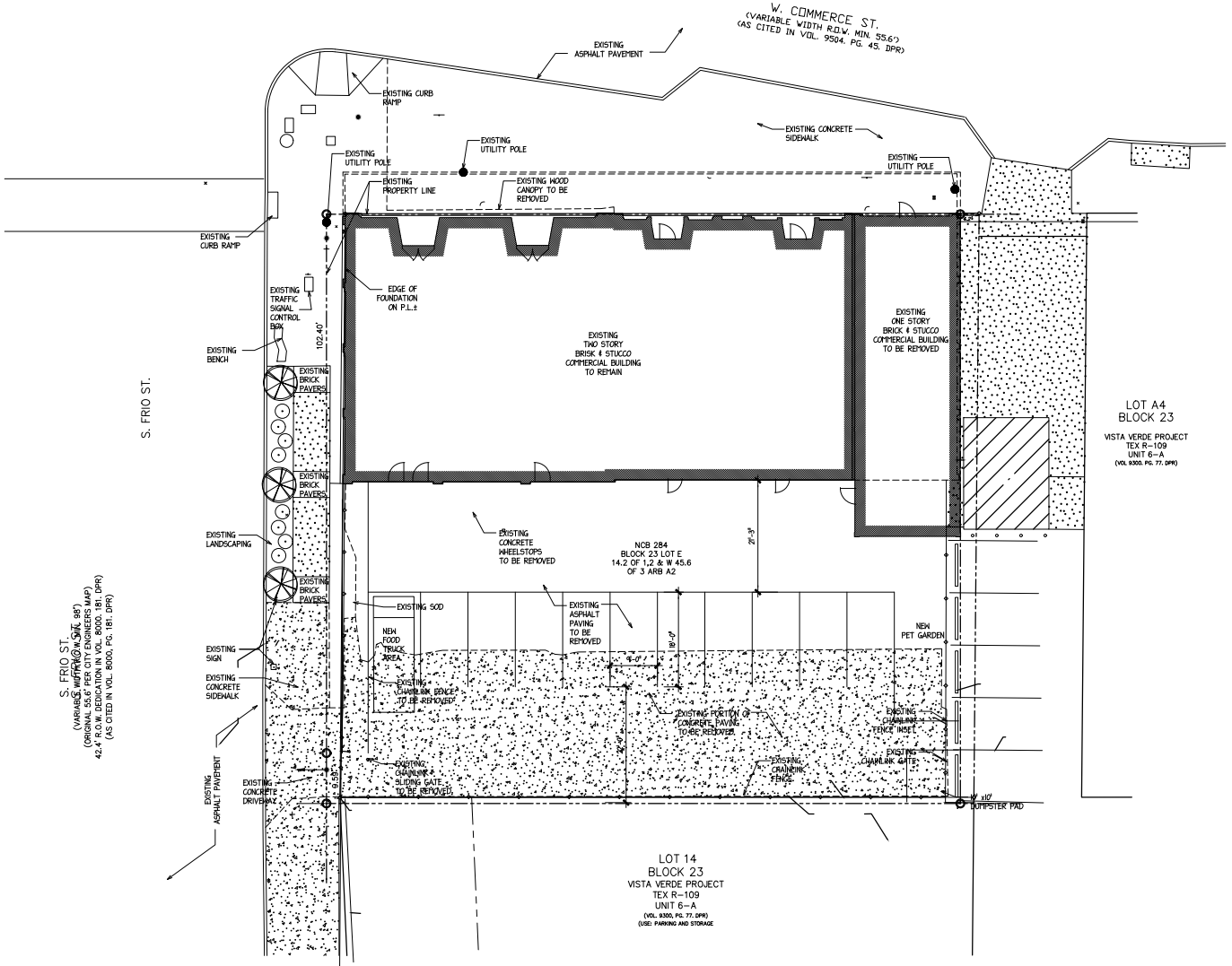

NORTH

NEW SITE PLAN

SCALE 1" = 10'-0"

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830 W. COMMERCE STREET
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ARCHITECTURAL SITE PLAN

Date: 06/02/2023
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Job Number:
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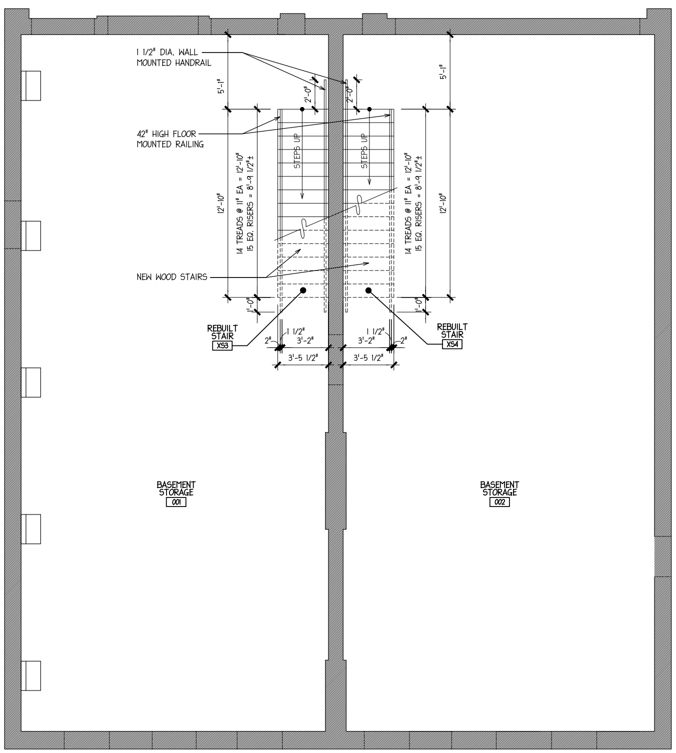
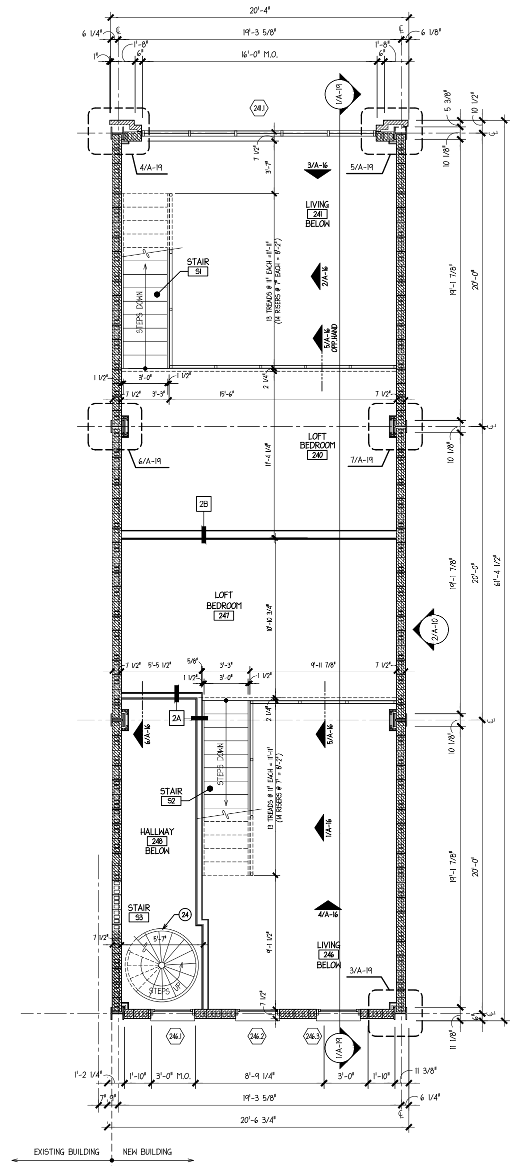
Sheet ## of



1 BASEMENT FLOOR PLAN - NEW WORK

SCALE: 1/4" = 1'-0"

NORTH



2 SECOND FLOOR LOFT PLAN - NEW WORK

SCALE: 1/4" = 1'-0"

NORTH

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BASEMENT AND LOFT FLOOR PLANS - NEW WORK

Date: 06/02/2023
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Sheet Number:
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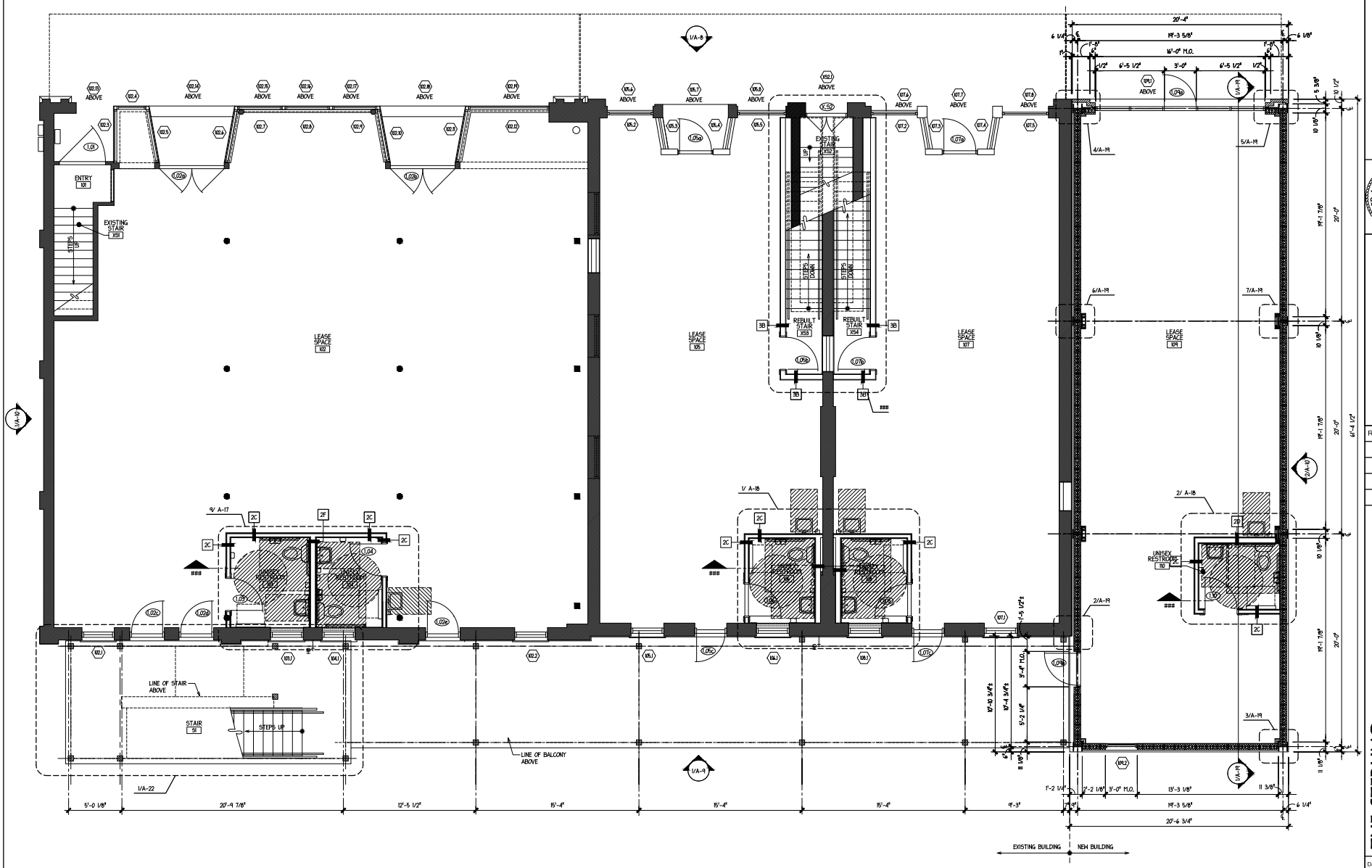
Sheet of



1 FIRST FLOOR PLAN - NEW WORK

SCALE: 1/4" = 1'-0"

NORTH

MAINSTREET ARCHITECTS INC.

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FIRST FLOOR PLAN - NEW WORK

Date: 06/02/2023

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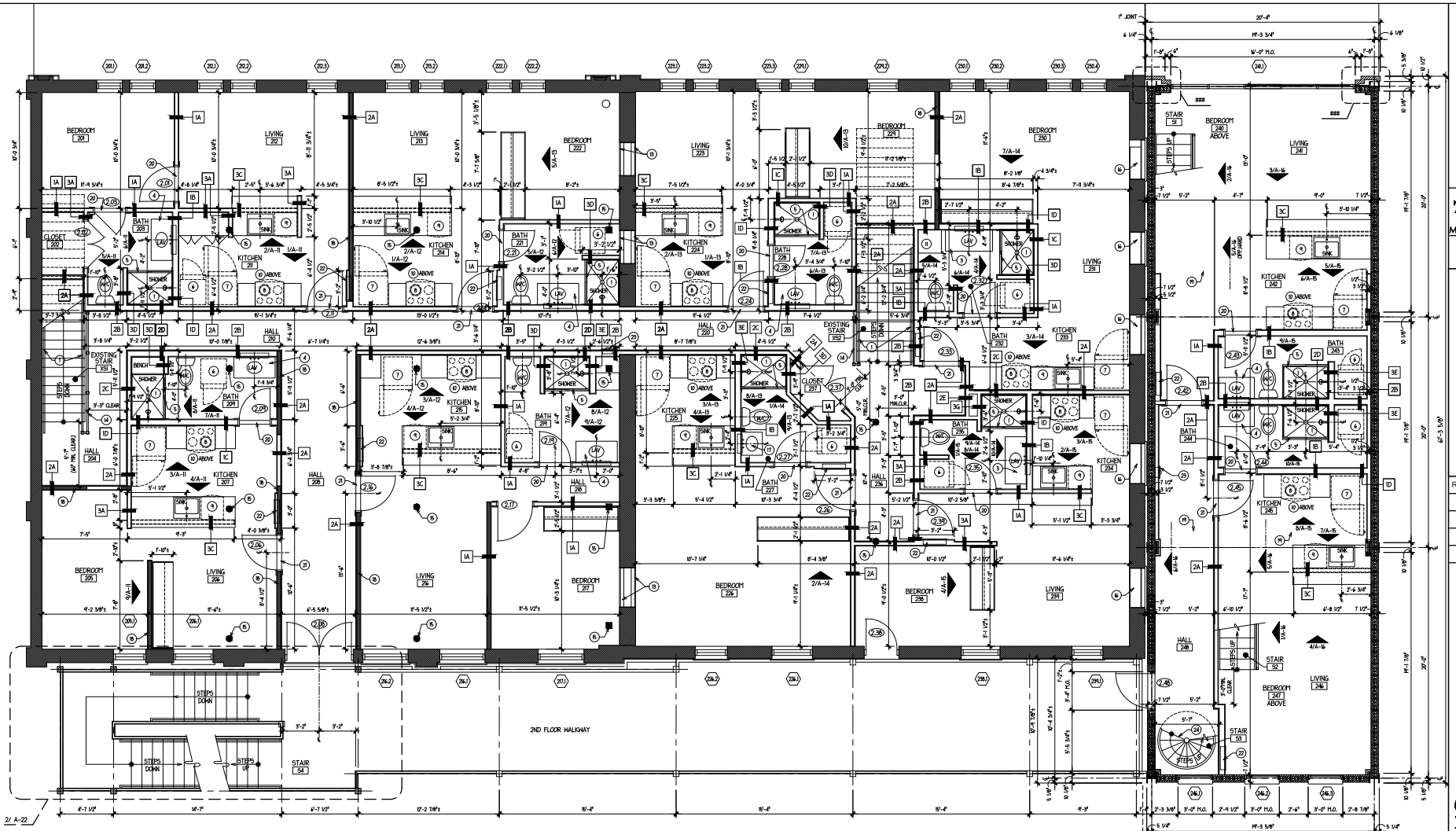
Job Number:

Sheet Number: A-5

Sheet ## of



SECOND FLOOR PLAN - NEW WORK

SCALE: 1/4" = 1'-0"

NORTH

FLOOR PLAN KEYNOTES:

1. NEW 1 1/2" DIAMETER PAINTED METAL HANDRAIL WITH WALL MOUNTED BRACKETS.
2. NEW 36x48 SHOWER PAN #K9755 BY KOHLER OR EQUAL.
3. NEW 49x22 VANITY WITH MARBLE TOP AND WHITE BASIN BY BEAUMONT DECOR OR EQUAL.
4. NEW 43x22 VANITY WITH MARBLE TOP AND WHITE BASIN BY BEAUMONT DECOR OR EQUAL.
5. NEW 49IN x76IN SLIDING FRAMELESS SHOWER DOOR ENCLOSURE WITH CLEAR GLASS
6. NEW STACKABLE WASHER AND DRYER FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR (GE STAINLESS STEEL UNITIZED SPACEMAKER WASHER AND DRYER #GUD27ESPMDG OR EQUAL.)
7. NEW REFRIGERATOR FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR (GE ENERGY STAR STAINLESS STEEL 20.9 CU FT BOTTOM FREEZER REFRIGERATOR #GBE21DYKFS OR EQUAL.)
8. NEW FREE STANDING RANGE FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR (GE 30" STAINLESS STEEL FREE-STANDING ELECTRIC CONVECTION RANGE WITH NO PREHEAT AIR FRY #JB735SPSS OR EQUAL).
9. NEW DISHWASHER FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR (GE STAINLESS STEEL DISHWASHER WITH SANITIZE CYCLE AND DRY BOOST WITH FAN ASSIST #GDT645SYNFS OR EQUAL).
10. NEW MICROWAVE OVEN FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR (GE 1.7 CU. FT. OVER THE RANGE MICROWAVE OVEN #JVM6172SK5S OR EQUAL).
11. NEW 24x24 PANTRY CABINET.
12. NEW 37x22 VANITY WITH MARBLE TOP AND WHITE BASIN BY BEAUMONT DECOR OR EQUAL.
13. NEW 2x4 FRAMED INFILL WITH NEW PLASTER FINISH. MATCH EXISTING ADJACENT WALL FINISH.
14. NEW FLOOR MOUNTED GUARDRAIL AND HANDRAIL.
15. NEW COLUMN AS SCHEDULED. REFER TO STRUCTURAL FOR MORE INFO.
16. NEW BUILT-IN SHELVING WITHIN EXISTING MASONRY OPENINGS.
17. NEW 24x22 VANITY WITH MARBLE TOP AND WHITE BASIN BY BEAUMONT DECOR OR EQUAL.
18. EXISTING LOADBEARING WALL TO REMAIN. PROVIDE NEW GYPSUM BOARD (AND SOUND ATTENUATION INSULATION AND RESILIENT CHANNEL WHERE SCHEDULED.)
19. LINE OF CEILING ABOVE.
20. NEW 4" WIDE MARBLE THRESHOLD.
21. NEW 5" ALUMINUM THRESHOLD WITH BUMPER SEAL.
22. NEW ELECTRICAL PANEL IN 2x6 WALL FRAMING. REFER TO M.E.P. FOR MORE INFO.
23. NEW RECESSED FIRE EXTINGUISHER CABINET "CAMEO" BY LARSEN OR EQUAL WITH MP 2.5 LB DRY CHEMICAL PORTABLE FIRE EXTINGUISHER.
24. NEW 60" DIAMETER SPIRAL STAIR BY PARAGON STAIRS OR EQUAL WITH WOOD TREADS AND CABLE RAILING.

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MAINSTREET ARCHITECTS INC
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SECOND FLOOR PLAN - NEW WORK

Date: 06/02/2023
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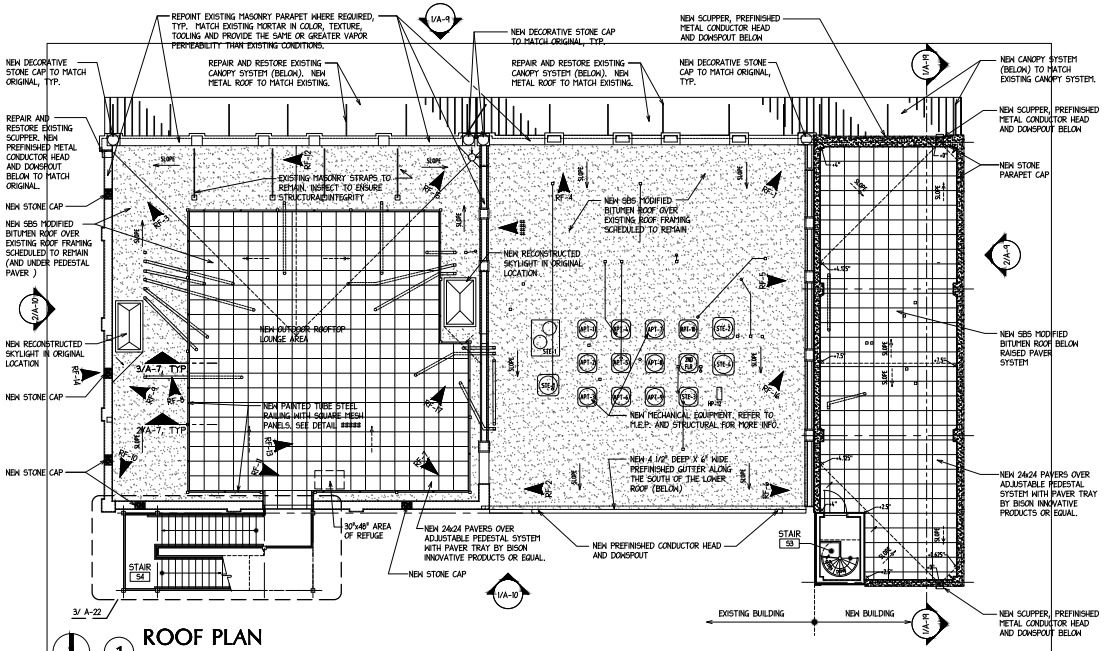
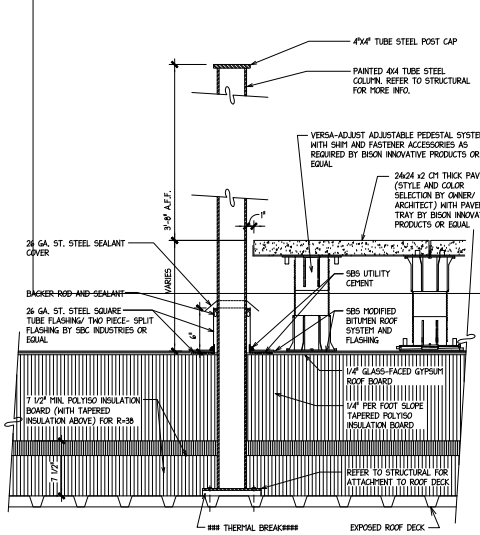


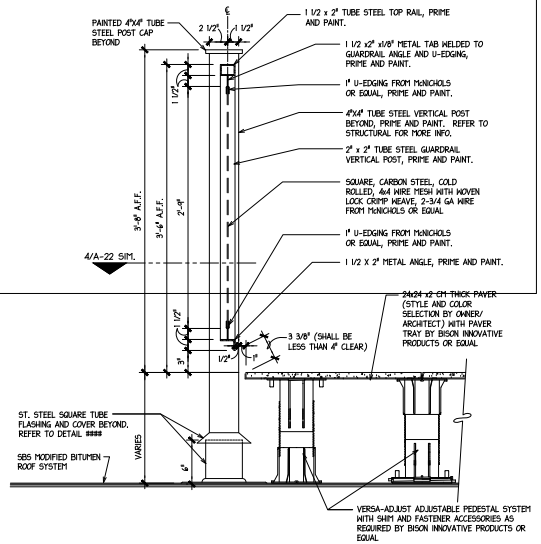
1 ROOF PLAN

SCALE 1/8" = 1'-0"



GUARDRAIL FLASHING DETAIL AT ROOF

SCALE 1 1/2" = 1'-0"



3 GUARDRAIL DETAIL @ ROOF LOUNGE AREAS

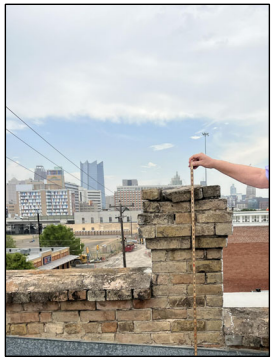
SCALE 1 1/2" = 1'-0"

RF-1 PHOTO

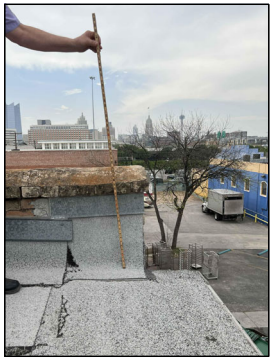
RF-2 PHOTO

RF-3 PHOTO

RF-4 PHOTO



RF-5 PHOTO



RF-6 PHOTO

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ROOF PLAN AND PHOTOS

Date: 06/02/2023
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Job Number:
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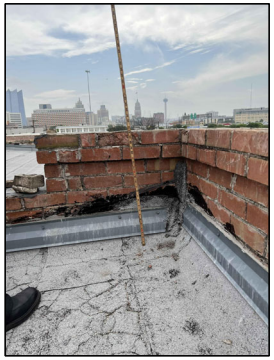
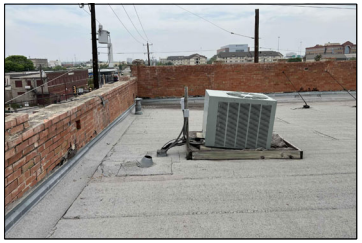
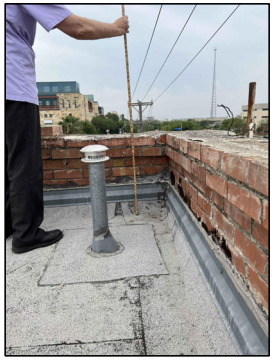


RF-7 PHOTO



RF-8 PHOTO

RF-9 PHOTO



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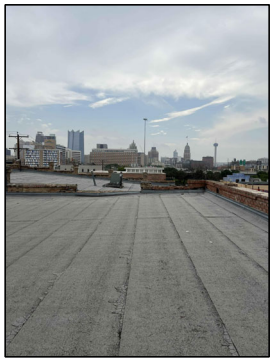
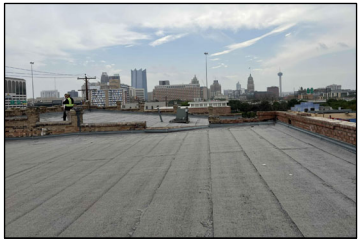


RF-11 PHOTO

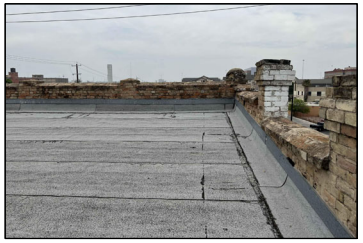
RF-12 PHOTO



RF-13 PHOTO

RF-14 PHOTO

RF-15 PHOTO



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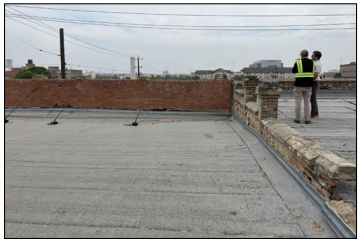

RF-17 PHOTO

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ROOF PHOTOS

Date: 06/02/2023
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Job Number:
Sheet Number: A-8
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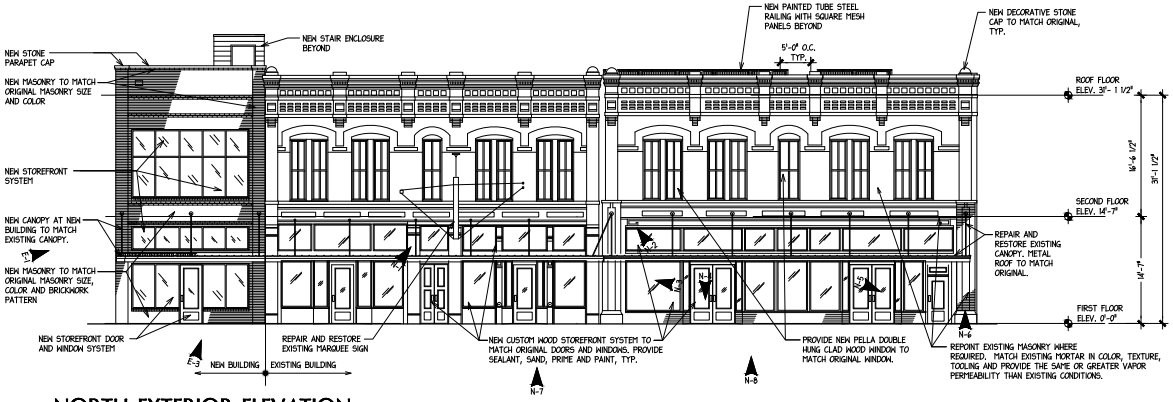
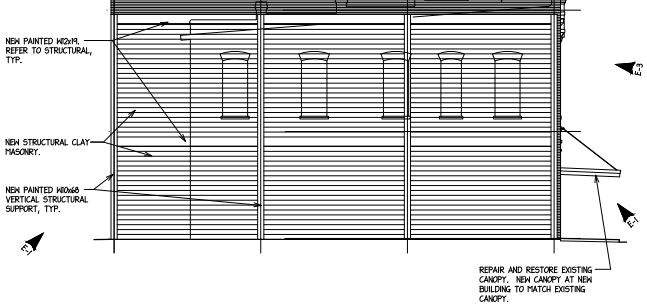


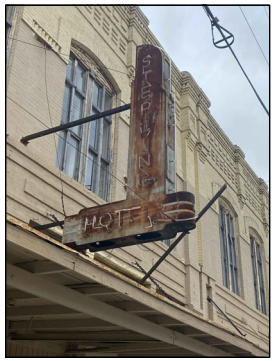
1 NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

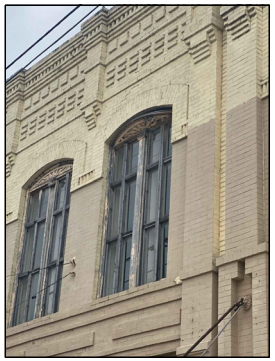


2 EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



N-1 PHOTO



N-2 PHOTO

E-1 PHOTO

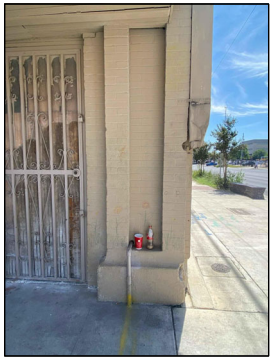
E-2 PHOTO

E-3 PHOTO

N-3 PHOTO

N-4 PHOTO

N-5 PHOTO



N-6 PHOTO

N-7 PHOTO

N-8 PHOTO

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EXTERIOR ELEVATIONS AND PHOTOS

Date: 06/02/2023
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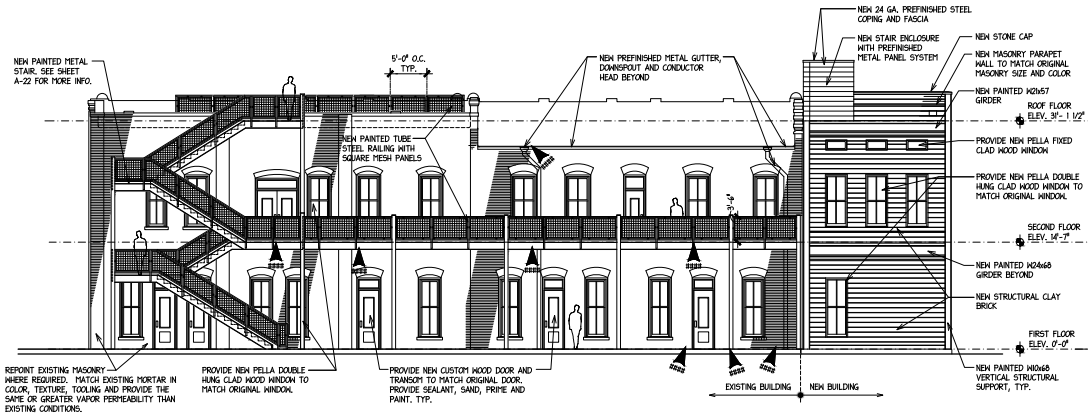
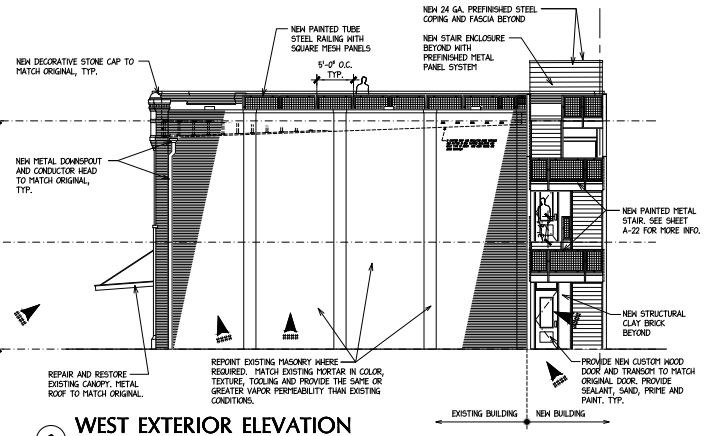


1 SOUTH EXTERIOR ELEVATION

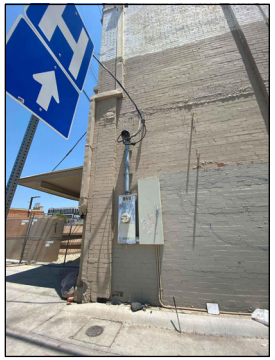
SCALE 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"

S-1 PHOTO



W-1 PHOTO

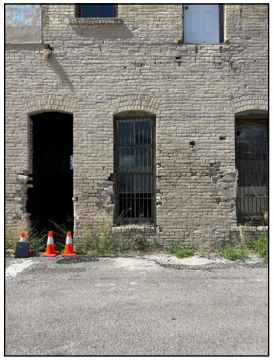
W-2 PHOTO

W-3 PHOTO

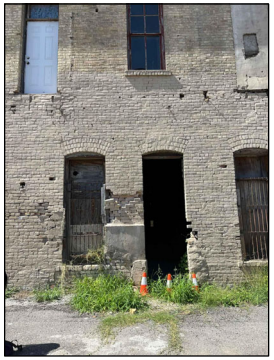
W-4 PHOTO

S-6 PHOTO

S-2 PHOTO



S-3 PHOTO



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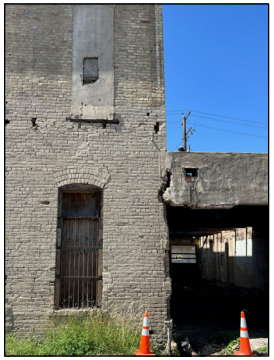

S-5 PHOTO

S-7 PHOTO

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EXTERIOR ELEVATIONS & PHOTOS

Date: 06/02/2023
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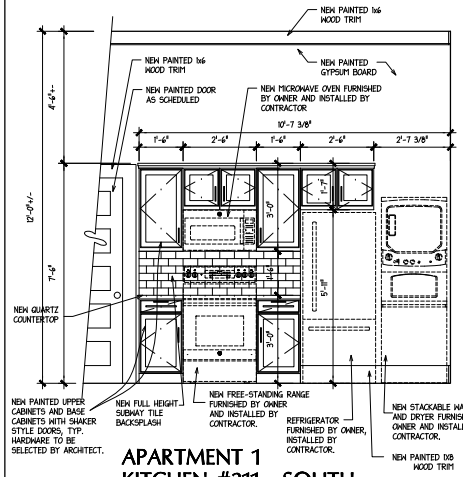
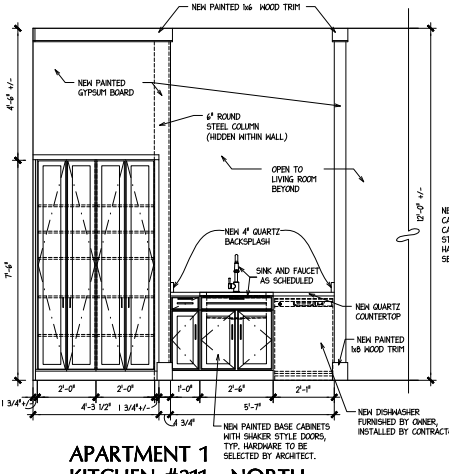


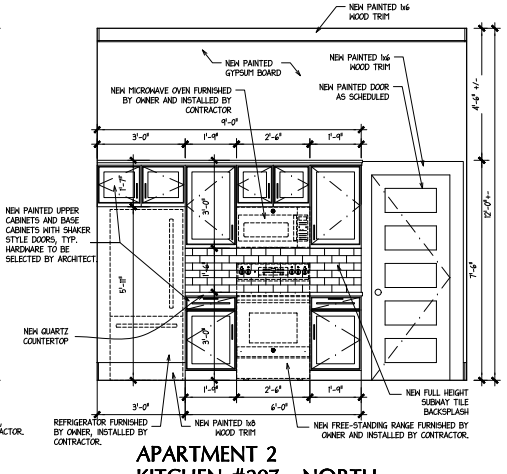
APARTMENT 1
KITCHEN #211 - SOUTH

1 SCALE: 1/2" = 1'-0"



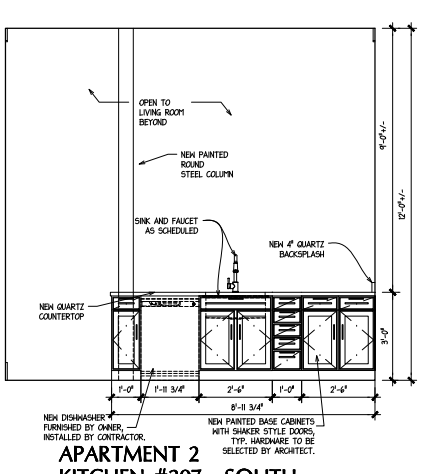
APARTMENT 1
KITCHEN #211 - NORTH

2 SCALE: 1/2" = 1'-0"



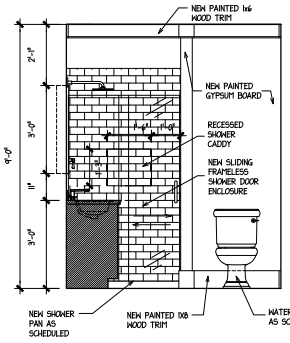
APARTMENT 2
KITCHEN #207 - NORTH

3 SCALE: 1/2" = 1'-0"



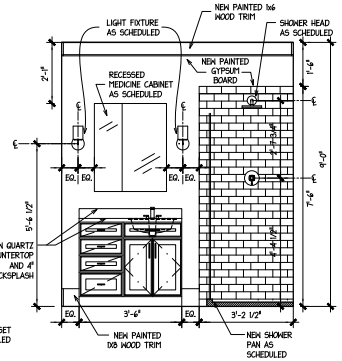
APARTMENT 2
KITCHEN #207 - SOUTH

4 SCALE: 1/2" = 1'-0"



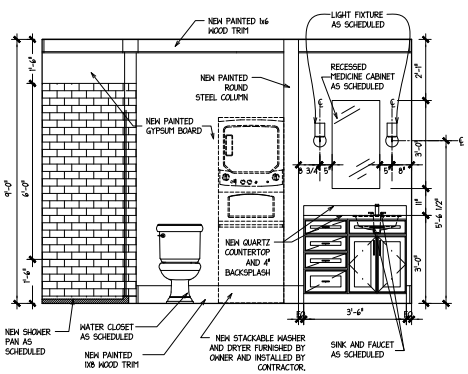
APARTMENT 1
BATH #203 - SOUTH

5 SCALE: 1/2" = 1'-0"



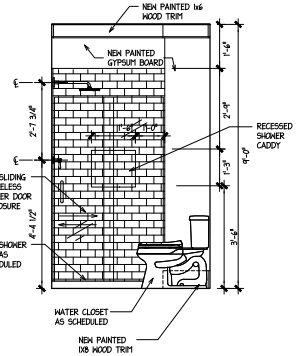
APARTMENT 1
BATH #203 - EAST

6 SCALE: 1/2" = 1'-0"



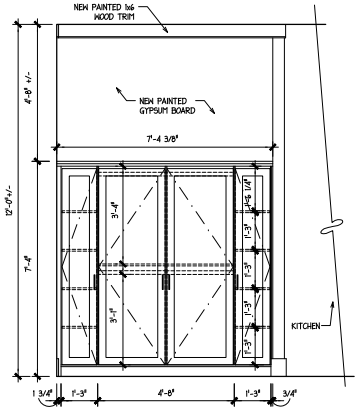
APARTMENT 2
BATH #209 - NORTH

7 SCALE: 1/2" = 1'-0"



APARTMENT 2
BATH #209 - WEST

8 SCALE: 1/2" = 1'-0"



APARTMENT 2
BEDROOM #205 - NORTH

9 SCALE: 1/2" = 1'-0"

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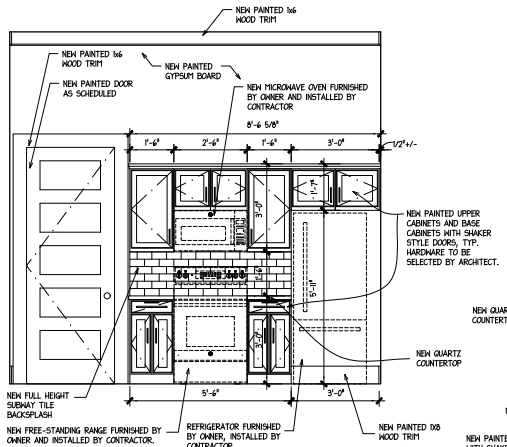
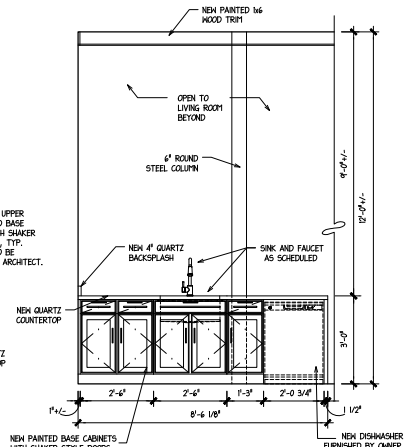


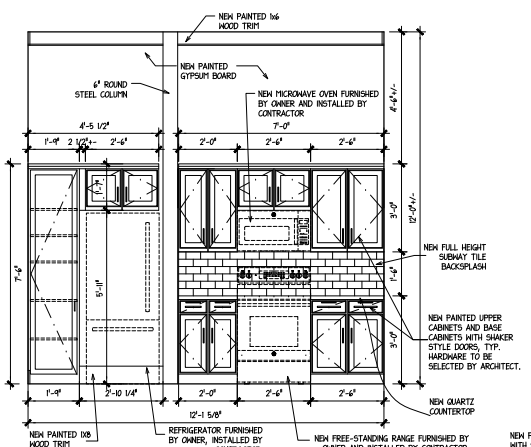
APARTMENT 3
KITCHEN #214 - SOUTH

1 SCALE: 1/2" = 1'-0"



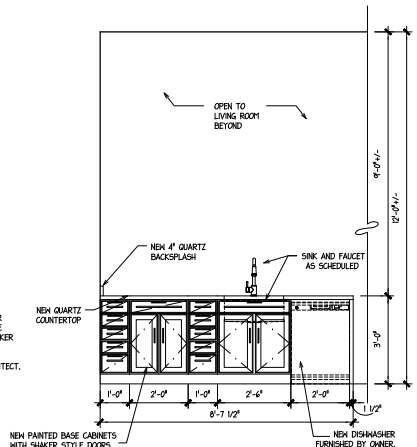
APARTMENT 3
KITCHEN #214 - NORTH

2 SCALE: 1/2" = 1'-0"



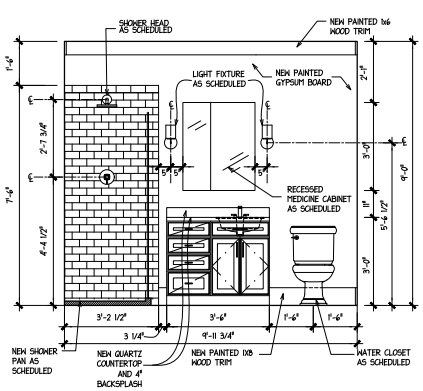
APARTMENT 4
KITCHEN #215 - NORTH

3 SCALE: 1/2" = 1'-0"



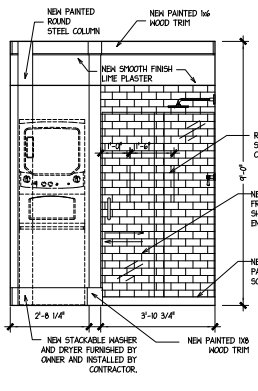
APARTMENT 4
KITCHEN #215 - SOUTH

4 SCALE: 1/2" = 1'-0"



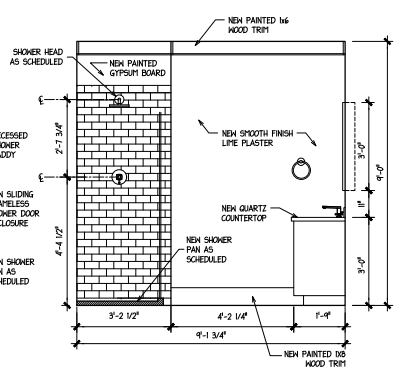
APARTMENT 3
BATH #221 - SOUTH

5 SCALE: 1/2" = 1'-0"



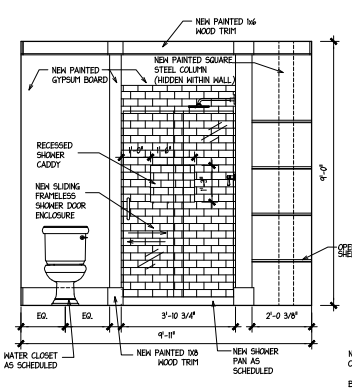
APARTMENT 3
BATH #221 - EAST

6 SCALE: 1/2" = 1'-0"



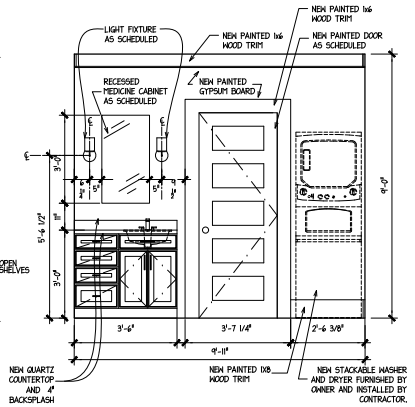
APARTMENT 4
BATH #219 - EAST

7 SCALE: 1/2" = 1'-0"



APARTMENT 4
BATH #219 - NORTH

8 SCALE: 1/2" = 1'-0"



APARTMENT 4
BATH #219 - SOUTH

9 SCALE: 1/2" = 1'-0"

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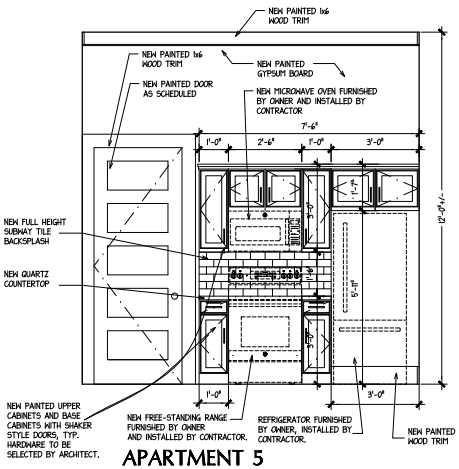
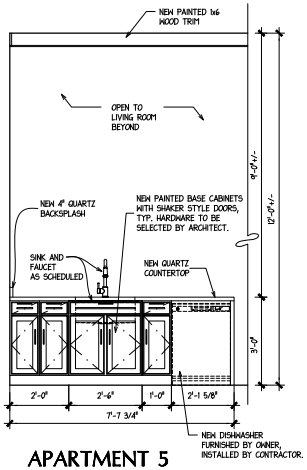


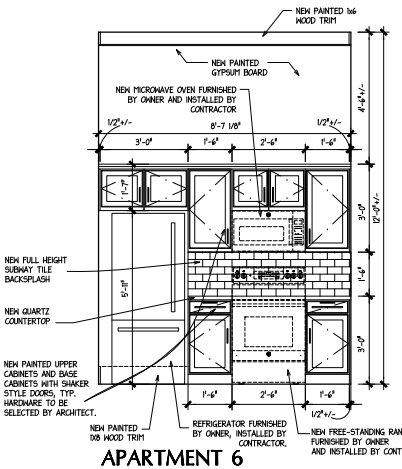
APARTMENT 5
KITCHEN #224 - SOUTH

1 SCALE 1/2" = 1'-0"



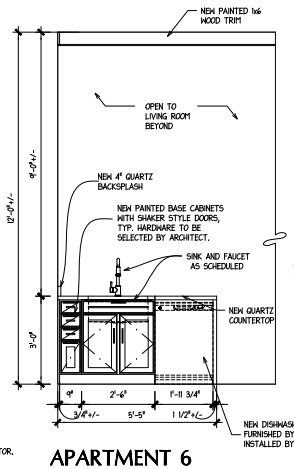
APARTMENT 5
KITCHEN #224 - NORTH

2 SCALE 1/2" = 1'-0"



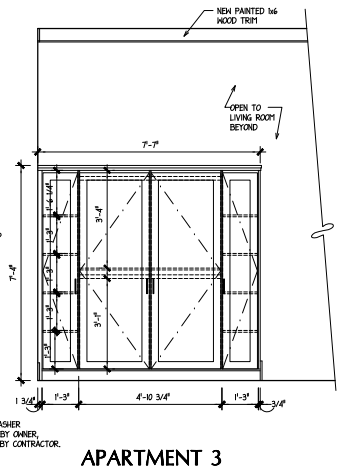
APARTMENT 6
KITCHEN #225 - NORTH

3 SCALE 1/2" = 1'-0"



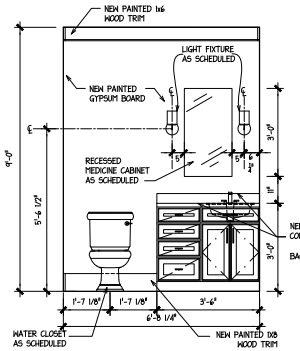
APARTMENT 6
KITCHEN #225 - SOUTH

4 SCALE 1/2" = 1'-0"



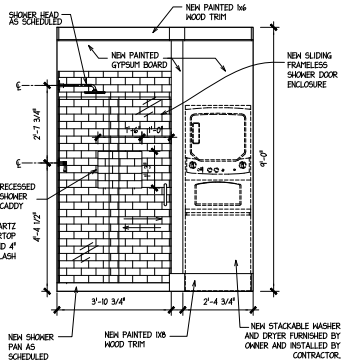
APARTMENT 3
BEDROOM #222 - WEST

5 SCALE 1/2" = 1'-0"



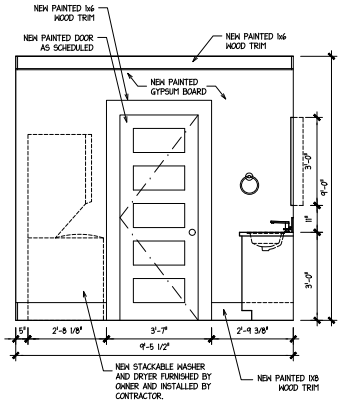
APARTMENT 5
BATH #228 - SOUTH

6 SCALE 1/2" = 1'-0"



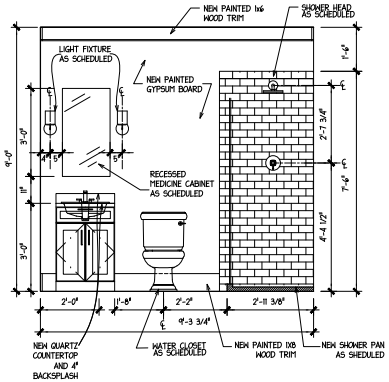
APARTMENT 5
BATH #228 - NORTH

7 SCALE 1/2" = 1'-0"



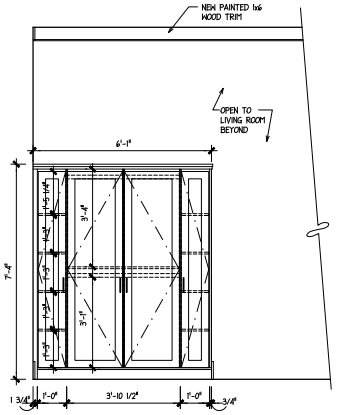
APARTMENT 6
BATH #227 - SOUTH

8 SCALE 1/2" = 1'-0"



APARTMENT 6
BATH #227 - WEST

9 SCALE 1/2" = 1'-0"



APARTMENT 5
BEDROOM #223 - WEST

10 SCALE 1/2" = 1'-0"

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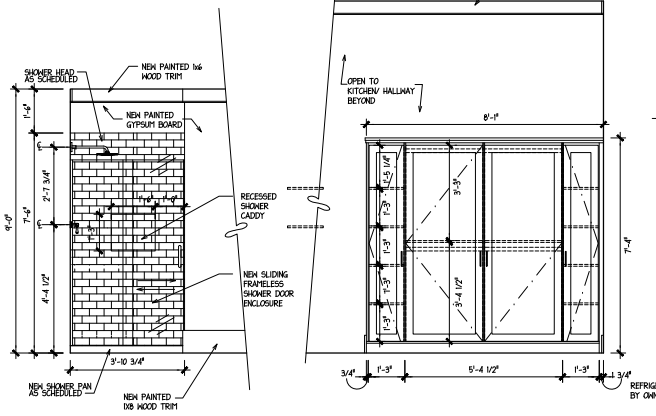
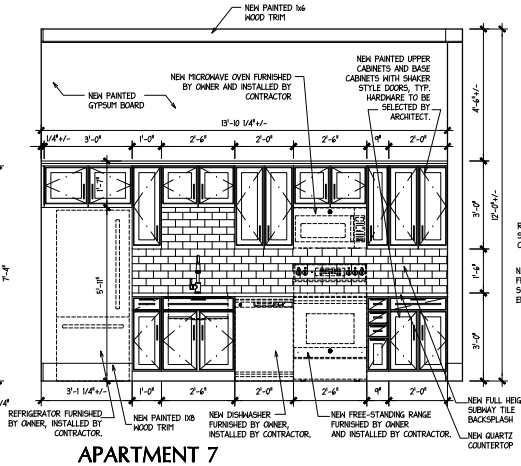
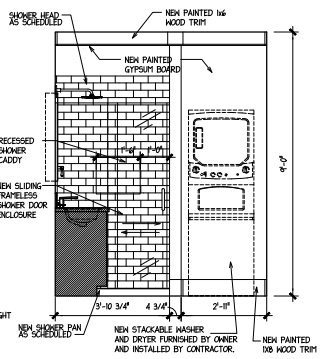


APARTMENT 6
BATH #227 - NORTH
1 SCALE: 1/2" = 1'-0"

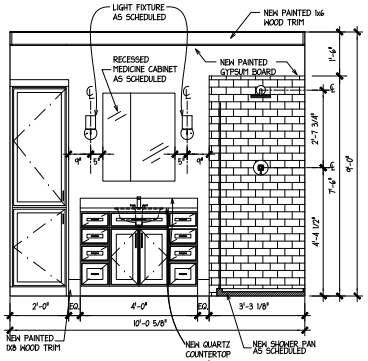
APARTMENT 6
BEDROOM #226 - NORTH
2 SCALE: 1/2" = 1'-0"



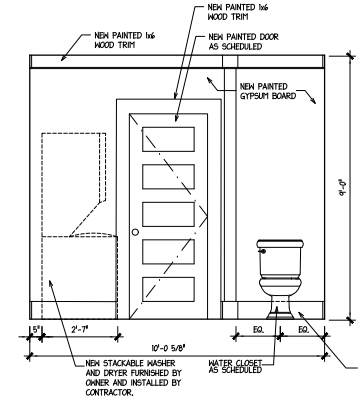
APARTMENT 7
KITCHEN #233 - SOUTH
3 SCALE: 1/2" = 1'-0"



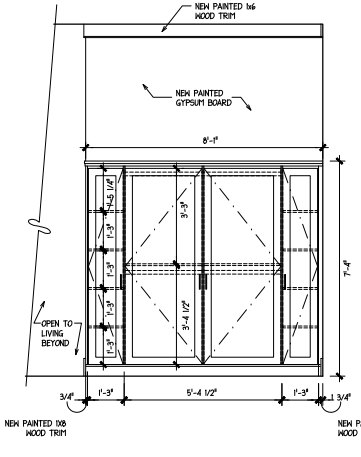
APARTMENT 7
BATH #232 - EAST
4 SCALE: 1/2" = 1'-0"



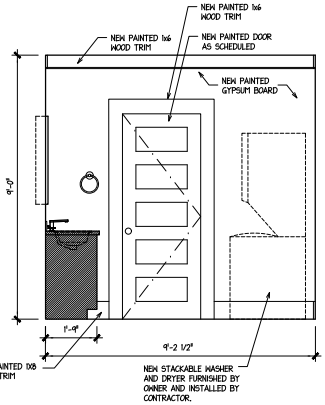
APARTMENT 7
BATH #232 - NORTH
5 SCALE: 1/2" = 1'-0"



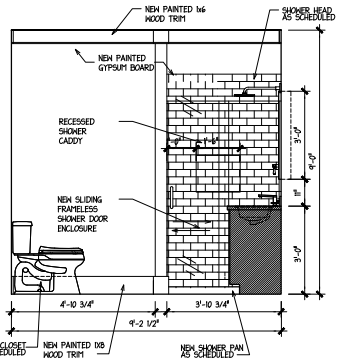
APARTMENT 7
BATH #232 - SOUTH
6 SCALE: 1/2" = 1'-0"



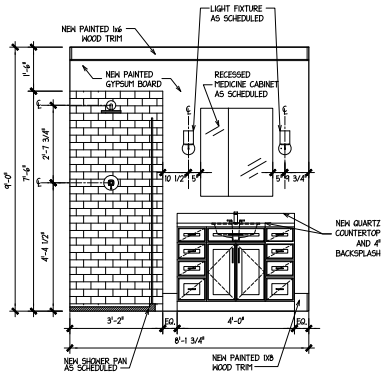
APARTMENT 7
BEDROOM #230 - SOUTH
7 SCALE: 1/2" = 1'-0"



APARTMENT 8
BATH #235 - SOUTH
8 SCALE: 1/2" = 1'-0"



APARTMENT 8
BATH #235 - NORTH
9 SCALE: 1/2" = 1'-0"



APARTMENT 8
BATH #235 - EAST
10 SCALE: 1/2" = 1'-0"

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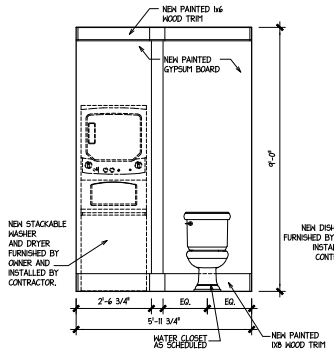
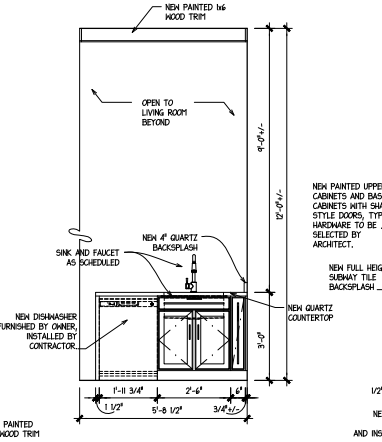


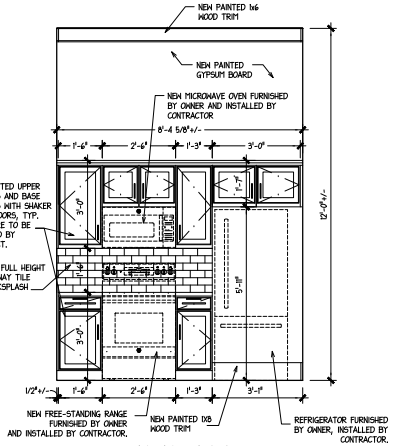
APARTMENT 8
BATH #235 - WEST

1 SCALE: 1/2" = 1'-0"



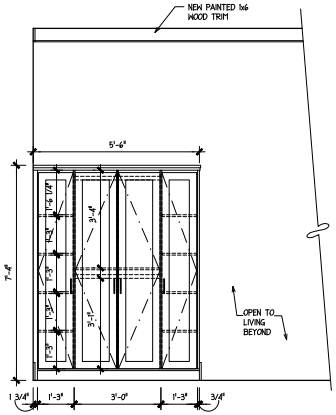
APARTMENT 8
KITCHEN #234 - SOUTH

2 SCALE: 1/2" = 1'-0"



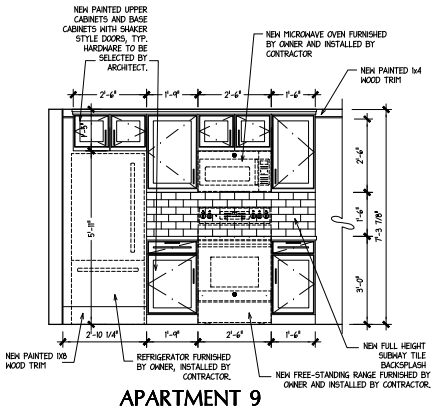
APARTMENT 8
KITCHEN #234 - NORTH

3 SCALE: 1/2" = 1'-0"



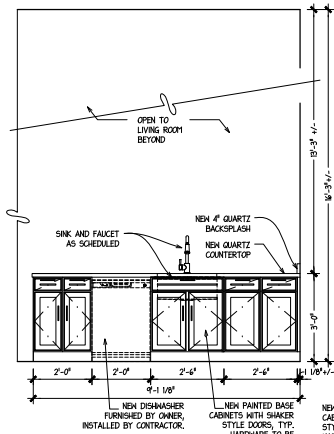
APARTMENT 8
BEDROOM #238 - EAST

4 SCALE: 1/2" = 1'-0"



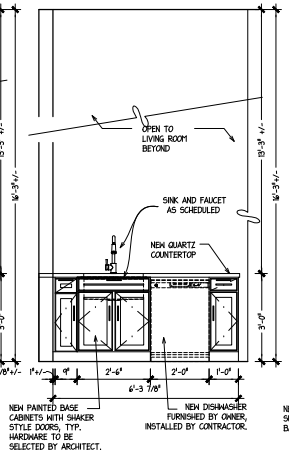
APARTMENT 9
KITCHEN #242 - SOUTH

5 SCALE: 1/2" = 1'-0"



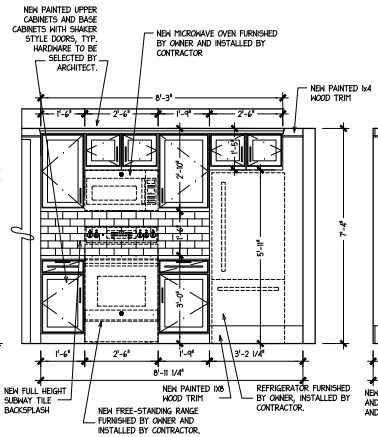
APARTMENT 9
KITCHEN #242 - NORTH

6 SCALE: 1/2" = 1'-0"



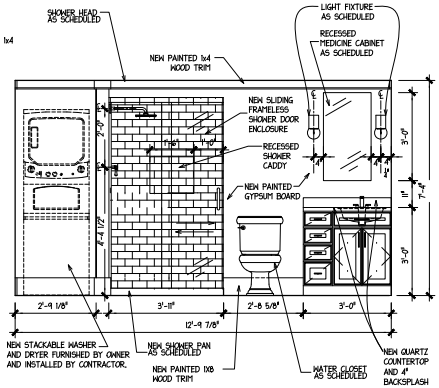
APARTMENT 10
KITCHEN #245 - SOUTH

7 SCALE: 1/2" = 1'-0"



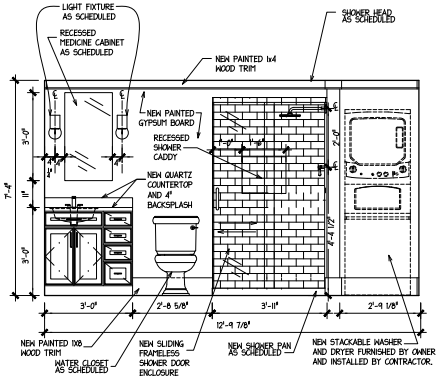
APARTMENT 10
KITCHEN #245 - NORTH

8 SCALE: 1/2" = 1'-0"



APARTMENT 9
BATH #243 - SOUTH

9 SCALE: 1/2" = 1'-0"



APARTMENT 10
BATH #244 - NORTH

10 SCALE: 1/2" = 1'-0"

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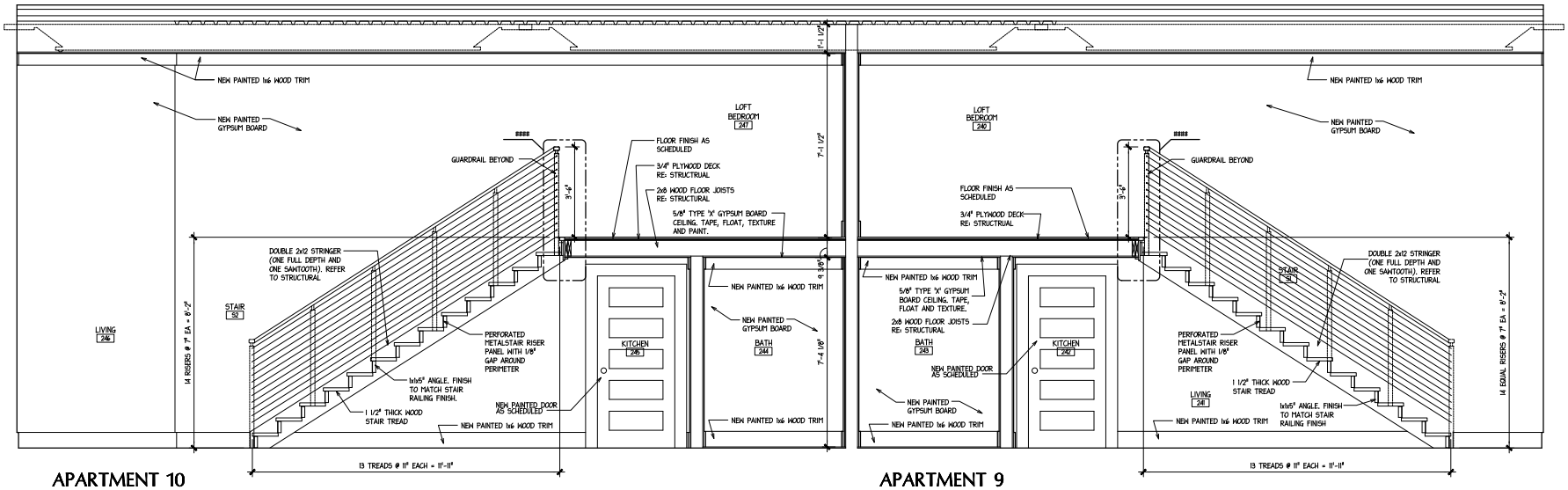
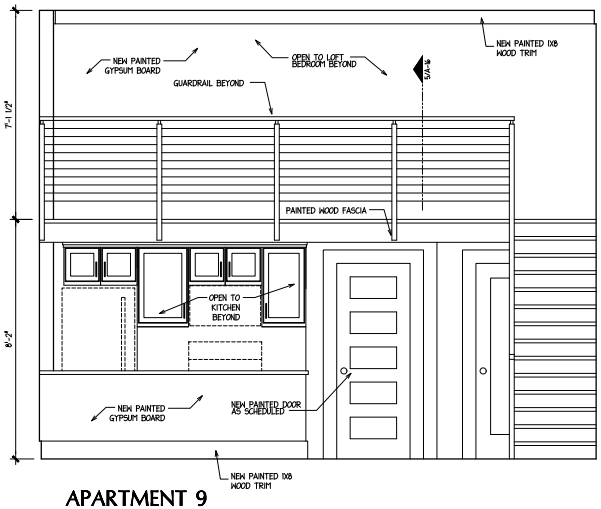


APARTMENT 10
LIVING #246/ LOFT BEDROOM #247 - WEST

1 SCALE 1/2" = 1'-0"

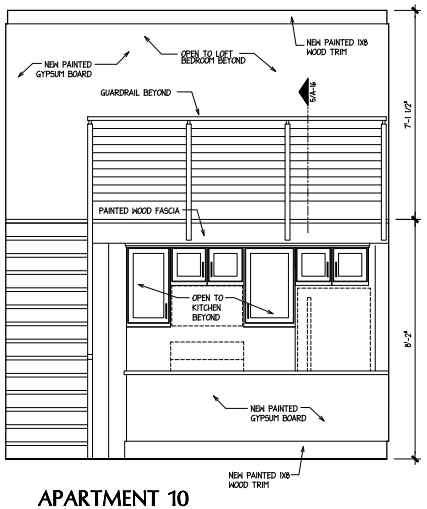
APARTMENT 9
LIVING #241/ LOFT BEDROOM #240 - WEST

2 SCALE 1/2" = 1'-0"



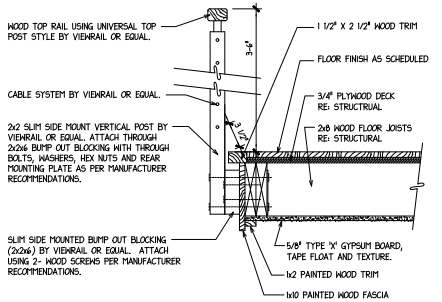
APARTMENT 9
LIVING #241/ BEDROOM #240 - SOUTH

3 SCALE 1/2" = 1'-0"



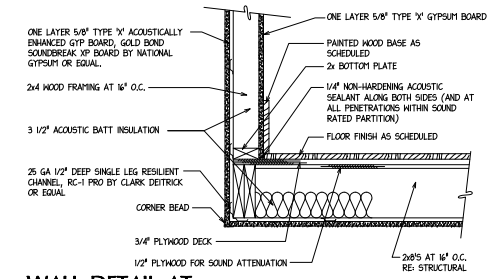
APARTMENT 10
LIVING #246/ BEDROOM #247 - NORTH

4 SCALE 1/2" = 1'-0"



GUARDRAIL DETAIL AT LOFT BEDROOM #247

5 SCALE 1 1/2" = 1'-0"



WALL DETAIL AT
LOFT BEDROOM #247 & HALLWAY #248

6 SCALE 1 1/2" = 1'-0"

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709 AVENUE E SAN ANTONIO, TEXAS 78215 2107233848

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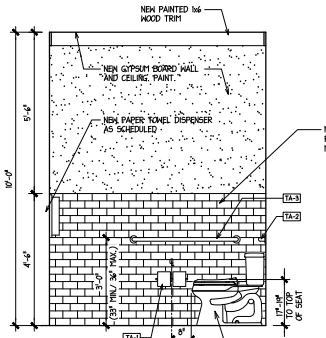
APARTMENT INTERIOR ELEVATIONS

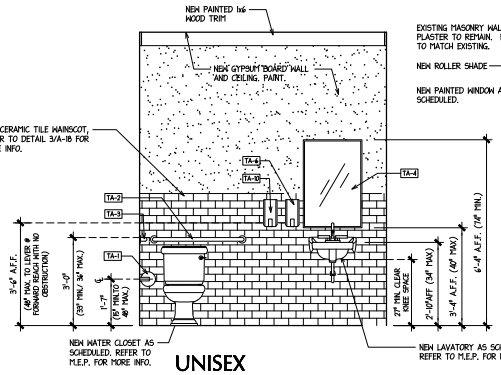
Date: 06/02/2023
Scale:
Drawn by:
Job Number:
Sheet Number: A-16
Sheet ## of



UNISEX RESTROOM #103 - NORTH ELEV.

1 SCALE: 1/2" = 1'-0"

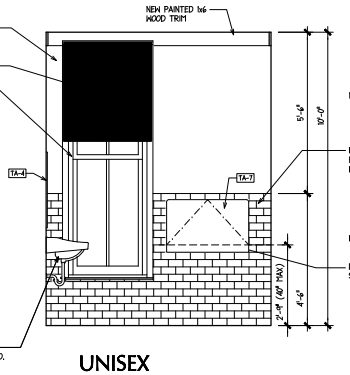
℄ UNISEX RESTROOM #106 - NORTH, SIM.
℄ UNISEX RESTROOM #108 - NORTH, SIM.
℄ UNISEX RESTROOM #110 - EAST, SIM.



UNISEX RESTROOM #103 - EAST ELEV.

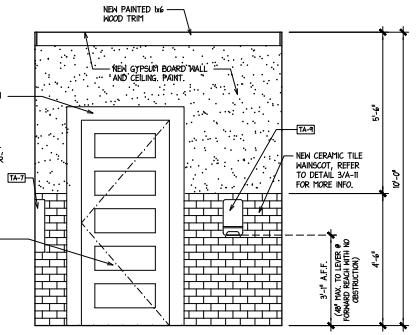
2 SCALE: 1/2" = 1'-0"

℄ UNISEX RESTROOM #106 - EAST, SIM.
℄ UNISEX RESTROOM #108 - WEST, SIM.
℄ UNISEX RESTROOM #110 - NORTH, SIM.



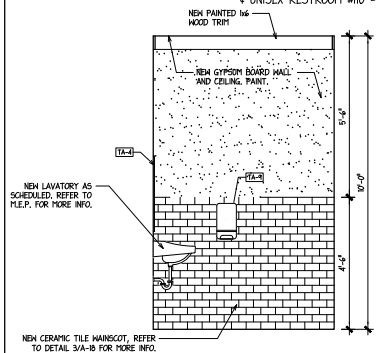
UNISEX RESTROOM #103 - SOUTH ELEV.

3 SCALE: 1/2" = 1'-0"



UNISEX RESTROOM #103 - WEST ELEV.

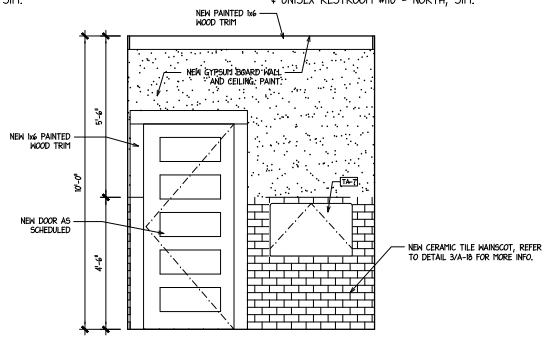
4 SCALE: 1/2" = 1'-0"



UNISEX RESTROOM #104 - NORTH ELEV.

5 SCALE: 1/2" = 1'-0"

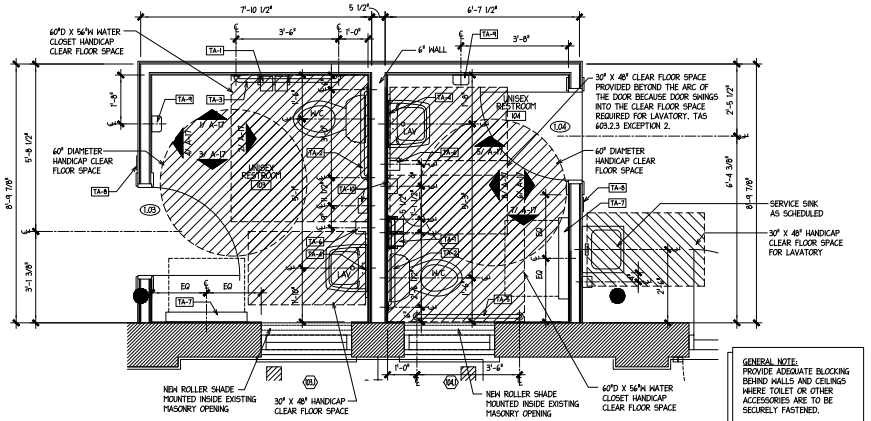
℄ UNISEX RESTROOM #110 - WEST, SIM.



UNISEX RESTROOM #104 - EAST ELEV.

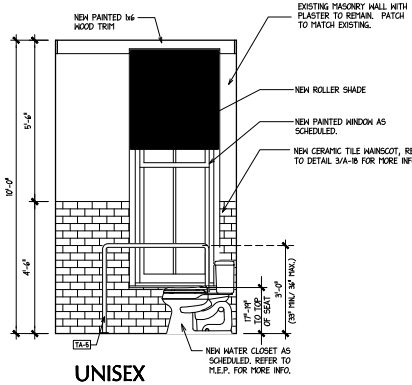
6 SCALE: 1/2" = 1'-0"

℄ UNISEX RESTROOM #106 - WEST, SIM.
℄ UNISEX RESTROOM #108 - EAST, SIM.
℄ UNISEX RESTROOM #110 - SOUTH, SIM.



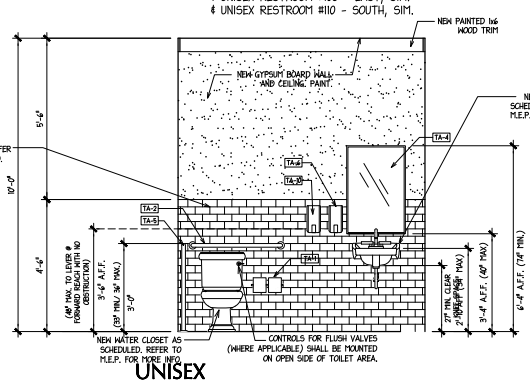
LARGE SCALE FLOOR PLAN - UNISEX RESTROOM #103 & $104

9 SCALE: 1/2" = 1'-0"



UNISEX RESTROOM #104 - SOUTH ELEV.

7 SCALE: 1/2" = 1'-0"



UNISEX RESTROOM #104 - WEST ELEV.

8 SCALE: 1/2" = 1'-0"

TOILET ACCESSORY SCHEDULE

LABEL	# OF ITEMS	DESCRIPTION	MODEL NO.	REMARKS	LABEL	# OF ITEMS	DESCRIPTION	MODEL NO.	REMARKS
TA-1	5	BOBRICK DOUBLE-ROLL TOILET TISSUE DISPENSER	B-2740		TA-6	9	SURFACE MOUNTED AUTO DISPENSER FOR LIQUID SOAP (TOUCHLESS, HANDS FREE, BATTERY OPERATED) BY ULINE	H-7174	
TA-2	5	BOBRICK 1-1/2" DIA. 36" STAINLESS STEEL GRAB BAR W/ SNAP FLANGE	B-6806x36	SATIN FINISH	TA-7	5	RUBBERMAID HORIZONTAL WALL MOUNTED BABY CHANGING STATION	FG781888BLPLAT	COLOR: LIGHT PLATINUM
TA-3	4	BOBRICK 1-1/2" DIA. 42" STAINLESS STEEL GRAB BAR W/ SNAP FLANGE	B-6806x42	SATIN FINISH	TA-8	5	ULINE PLASTIC ACCESSIBLE RESTROOM SIGNAGE - UNISEX, BLACK (9"H X 6"W WITH BRAILLE THAT MEETS ADA REQUIREMENTS)	S-15598BL	BLACK WITH WHITE LETTERS W/ GRADE 2 BRAILLE. SEE DETAIL 4/A-18 FOR MOUNTING HEIGHTS.
TA-4	5	BOBRICK 24 X 36 MIRROR WITH STAINLESS STEEL ANGLE FRAME	B-290 2436		TA-9	5	SURFACE MOUNTED THIN-AIR HAND DRYER BY EXCEL DRYER INC.	TA-SB	BRUSHED STAINLESS STEEL
TA-5	1	BOBRICK 36" HIGH FLOOR MOUNTED 1-1/2" DIA. 42" LONG STAINLESS STEEL GRAB BAR		SATIN FINISH	TA-10	5	SURFACE MOUNTED AUTO DISPENSER FOR GEL HAND SANITIZER (TOUCHLESS, HANDS FREE, BATTERY OPERATED) BY ULINE	H-7174	

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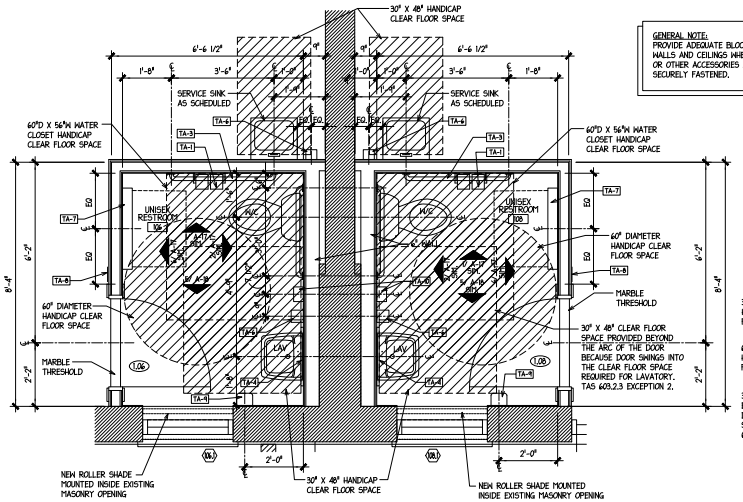
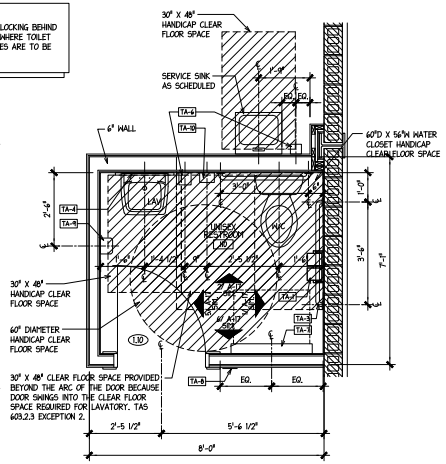
LARGE SCALE RESTROOM PLANS & INTERIOR ELEVS.

Date: 06/02/2023
Scale: 1/2" = 1'-0"
Drawn by:
Job Number:
Sheet Number: A-17
Sheet of



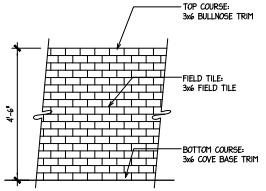
1 LARGE SCALE FLOOR PLAN - RESTROOM #106 & $108

SCALE 1/2" = 1'-0"



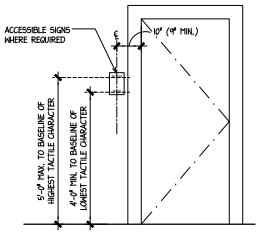
2 LARGE SCALE FLOOR PLAN - RESTROOM #110

SCALE 1/2" = 1'-0"



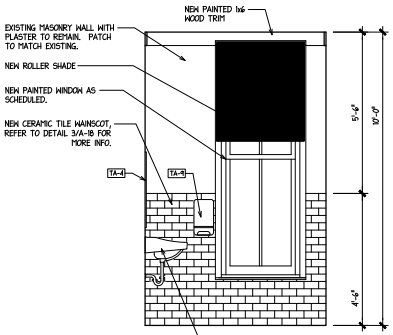
3 TYP. CERAMIC TILE WAINSCOT ELEVATION

SCALE 1/2" = 1'-0"



4 TYP. MOUNTING HEIGHT AT SIGNAGE

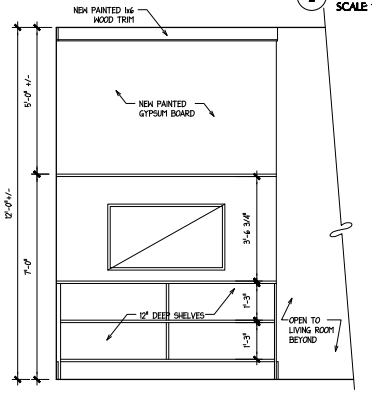
SCALE 1/2" = 1'-0"



5 UNISEX RESTROOM #106 - SOUTH ELEV.

SCALE 1/2" = 1'-0"

UNISEX RESTROOM #108 - SOUTH, SIM.



6 APARTMENT 2 LIVING ROOM #205 - WEST

SCALE 1/2" = 1'-0"

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LARGE SCALE RESTROOM PLANS & ELEVATIONS

Date: 06/02/2023
Scale:
Drawn by:
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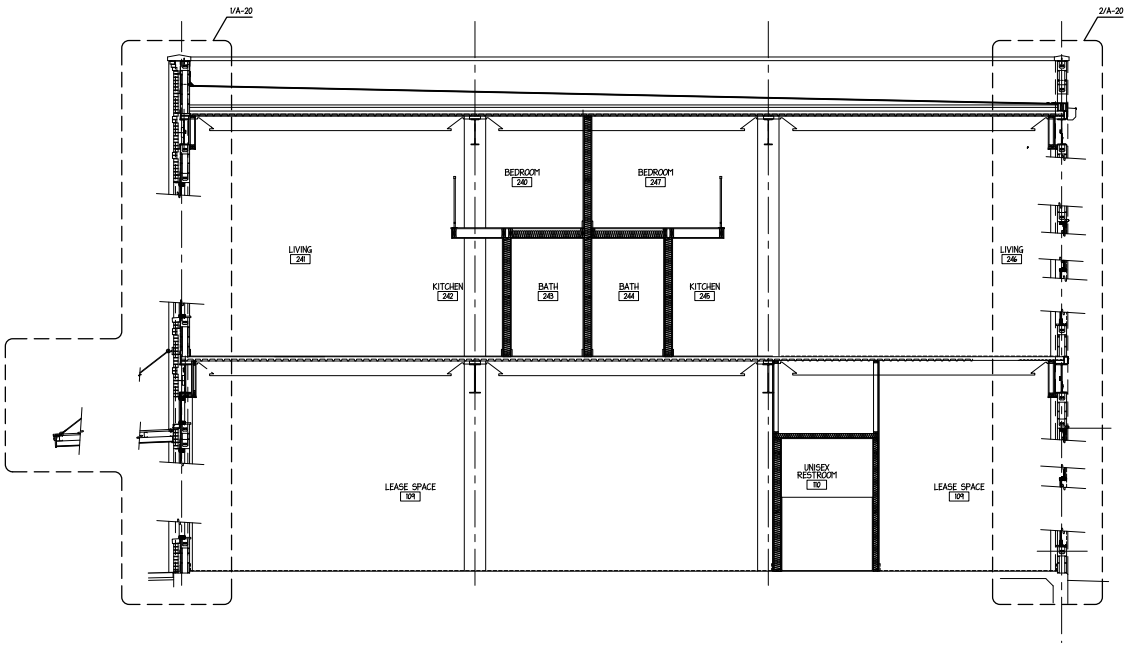
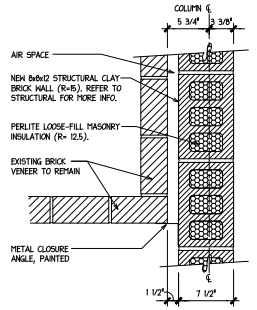


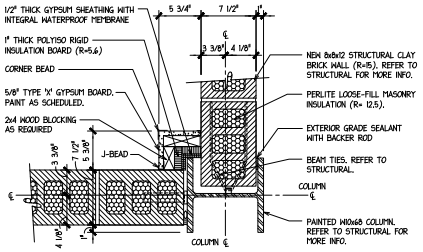
1 BUILDING SECTION LOOKING EAST

SCALE: 1/4" = 1'-0"



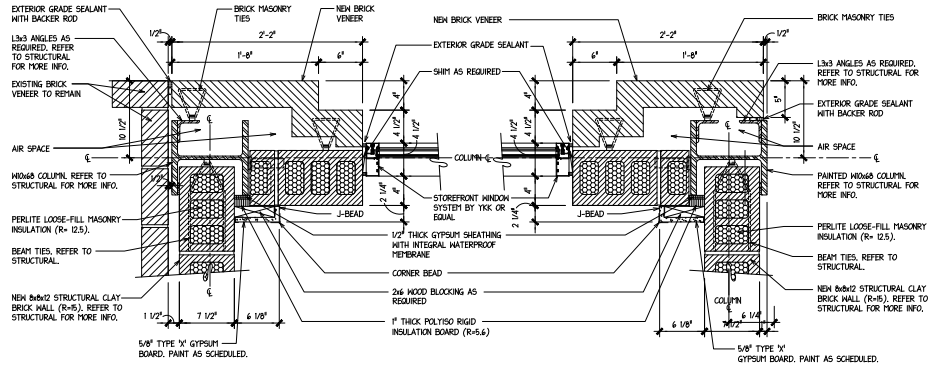
2 PLAN DETAIL AT FIRST FLOOR- WEST WALL COLUMN

SCALE 1 1/2" = 1'-0"



3 PLAN DETAIL AT FIRST FLOOR- SOUTHEAST WALL COLUMN

SCALE 1 1/2" = 1'-0"

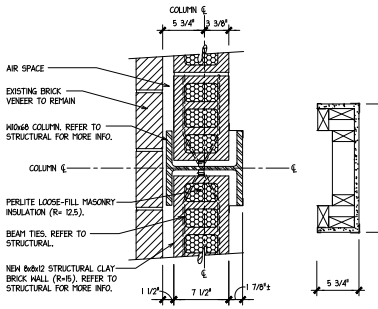


4 PLAN DETAIL AT FIRST FLOOR - NORTHWEST COLUMN

SCALE 1 1/2" = 1'-0"

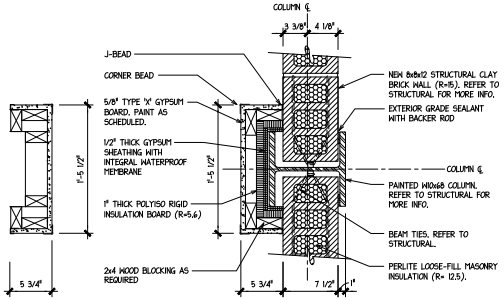
5 PLAN DETAIL AT FIRST FLOOR NORTHEAST COLUMN

SCALE 1 1/2" = 1'-0"



6 PLAN DETAIL AT FIRST FLOOR- WEST WALL COLUMN

SCALE 1 1/2" = 1'-0"



7 PLAN DETAIL AT FIRST FLOOR- EAST WALL COLUMN

SCALE 1 1/2" = 1'-0"

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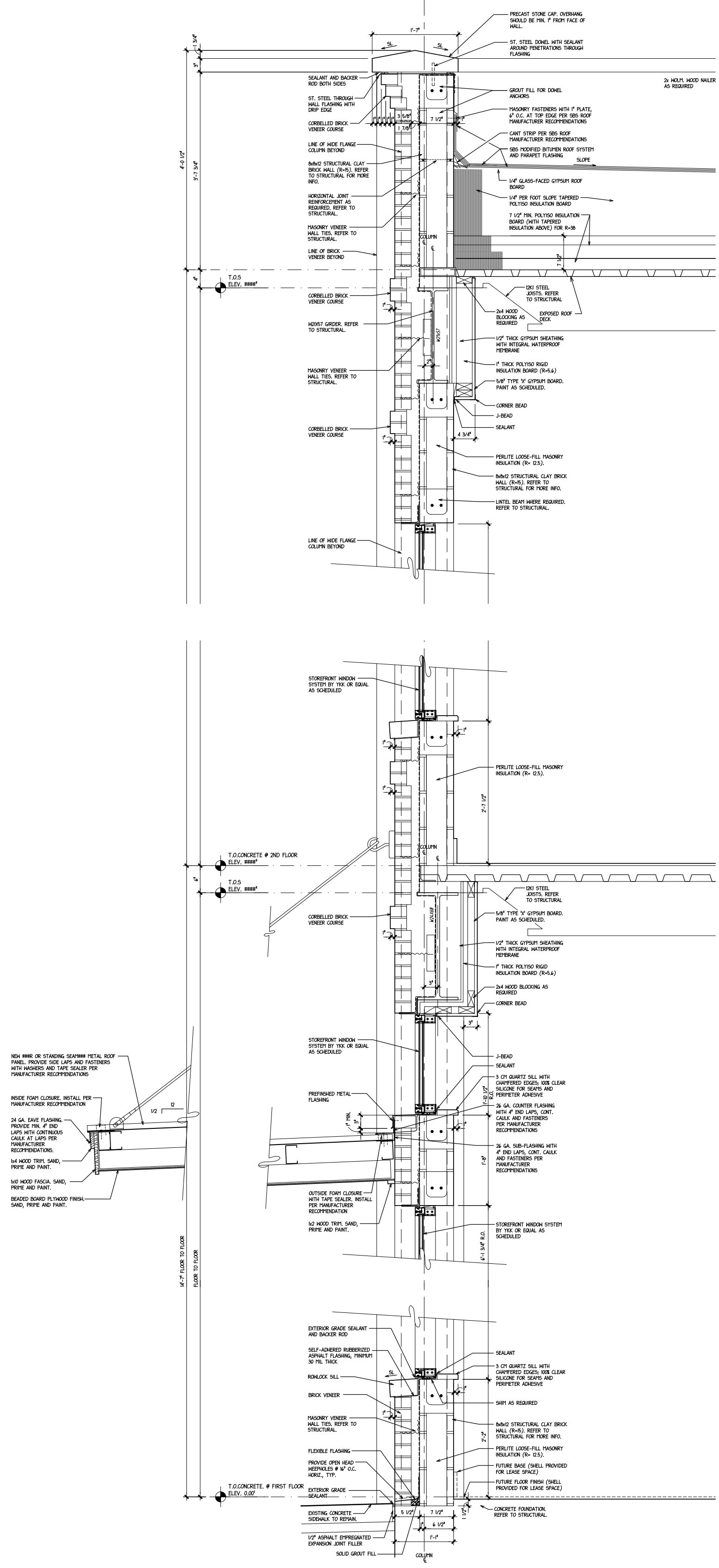
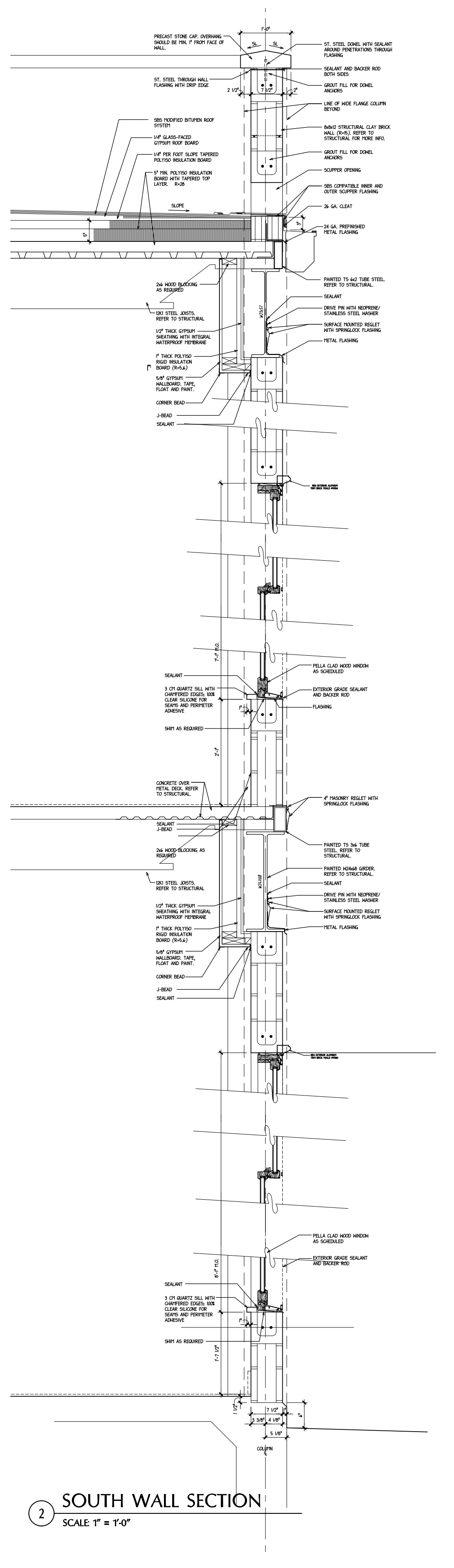
BUILDING SECTIONS & DETAILS

Date: 06/02/2023
Scale:
Drawn by:
Job Number:
Sheet Number: A-19
Sheet ## of



1 NORTH WALL SECTION
SCALE: 1" = 1'-0"



2 SOUTH WALL SECTION
SCALE: 1" = 1'-0"

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WALL SECTIONS

REVISIONS	BY

Date: 06/02/2023
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Sheet Number: A-20
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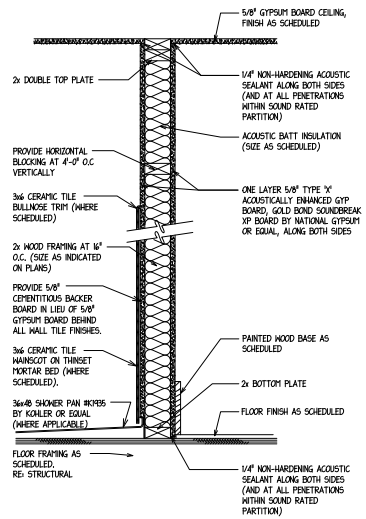
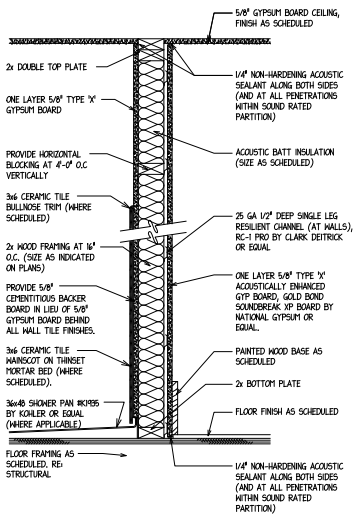
MAINSTREET
ARCHITECTS INC.
709 AVENUE E SAN ANTONIO, TEXAS 78215 210.732.9268
REGISTERED ARCHITECT SUE ANN PEMBERTON 08330 STATE OF TEXAS
02 June 2023





PARTITION TYPE 1

TYPE 1A: 2x4 WOOD FRAMING AT 16" O.C. WITH 3 1/2" ACOUSTICAL BATT INSULATION; 45 STC RATING.

TYPE 1B: 2x6 WOOD FRAMING AT 16" O.C. WITH 5 1/2" ACOUSTICAL BATT INSULATION; 48 STC RATING.

TYPE 1C: 2x4 WOOD FRAMING AT 16" O.C. WITH CERAMIC TILE WAINSCOT ONE SIDE AND 3 1/2" ACOUSTICAL BATT INSULATION; 45+ STC RATING.

TYPE 1D: 2x6 WOOD FRAMING AT 16" O.C. WITH CERAMIC TILE WAINSCOT ONE SIDE AND 5 1/2" ACOUSTICAL BATT INSULATION; 48+ STC RATING.

TYPE 1E: 2x4 WOOD FRAMING AT 16" O.C. WITH GYP BOARD ONE SIDE ONLY, CERAMIC TILE WAINSCOT ONE SIDE AND 3 1/2" ACOUSTICAL BATT INSULATION; 45+ STC RATING.

PARTITION TYPE 2

TYPE 2A: 2x4 WOOD FRAMING AT 16" O.C. WITH 3 1/2" SOUND BATT INSULATION; 54 STC RATING.

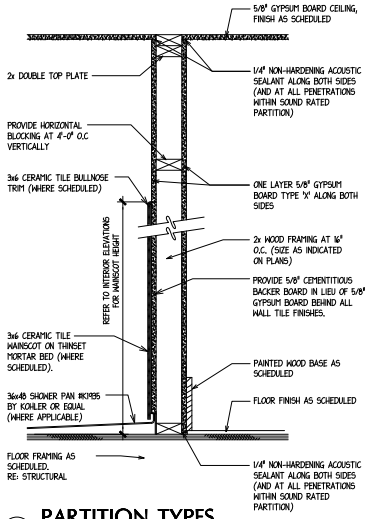
TYPE 2B: 2x6 WOOD FRAMING AT 16" O.C. WITH 5 1/2" SOUND BATT INSULATION; 57 STC RATING.

TYPE 2C: 2x4 WOOD FRAMING AT 16" O.C. WITH 3 1/2" SOUND BATT INSULATION AND CERAMIC TILE WAINSCOT ONE SIDE; 54 STC RATING.

TYPE 2D: 2x6 WOOD FRAMING AT 16" O.C. WITH 5 1/2" SOUND BATT INSULATION AND CERAMIC TILE WAINSCOT ONE SIDE; 57 STC RATING.

TYPE 2E: 2x4 WOOD FRAMING AT 16" O.C. WITH GYP. BOARD ONE SIDE ONLY AND 3 1/2" SOUND BATT INSULATION; 54 STC RATING.

TYPE 2F: 2x6 WOOD FRAMING AT 16" O.C. WITH 5 1/2" SOUND BATT INSULATION AND CERAMIC TILE WAINSCOT BOTH SIDES; 57 STC RATING.



PARTITION TYPE 3

TYPE 3A: 2x4 WOOD FRAMING AT 16" O.C.

TYPE 3B: 2x6 WOOD FRAMING AT 16" O.C.

TYPE 3C: 2x4 WOOD FRAMING AT 16" O.C. WALL HEIGHT TO EXTEND TO UNDERSIDE OF COUNTERTOP.

TYPE 3D: 2x4 WOOD FRAMING AT 16" O.C. WITH CERAMIC TILE WAINSCOT ONE SIDE.

TYPE 3E: 2x6 WOOD FRAMING AT 16" O.C. WITH CERAMIC TILE WAINSCOT ONE SIDE.

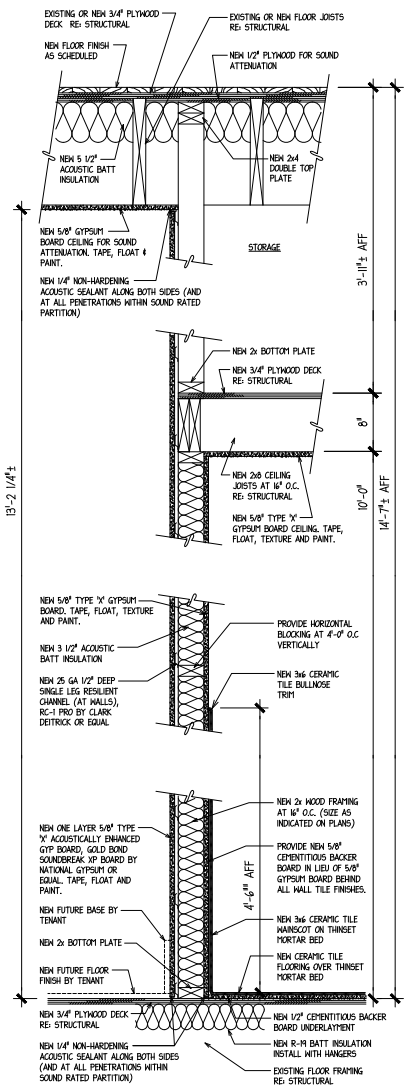
TYPE 3F: 2x4 WOOD FRAMING AT 16" O.C. WITH CERAMIC TILE WAINSCOT BOTH SIDES.

TYPE 3G: 2x4 WOOD FRAMING AT 16" O.C. WITH GYPSUM BOARD ONE SIDE ONLY AND CERAMIC TILE WAINSCOT ONE SIDE.

TYPE 3H: 2x6 WOOD FRAMING AT 16" O.C. WITH GYPSUM BOARD ONE SIDE ONLY AND CERAMIC TILE WAINSCOT ONE SIDE.

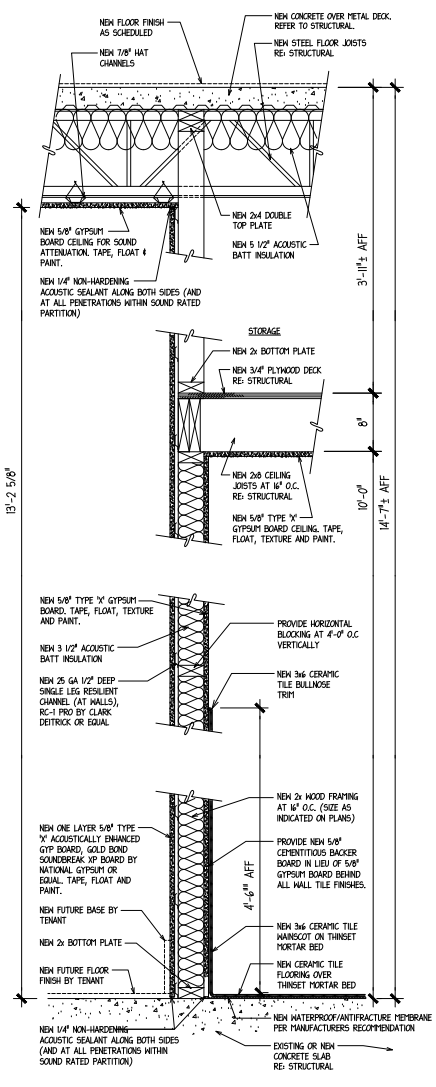
1 PARTITION TYPES

SCALE 1 1/2" = 1'-0"



2 WALL SECTION @ RESTROOM

SCALE 1 1/2" = 1'-0"



3 WALL SECTION @ RESTROOM

SCALE 1 1/2" = 1'-0"

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PARTITION TYPES & WALL SECTIONS

Date: 06/02/2023
Scale:
Drawn by:
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Sheet of

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS				CEILING	
				PLAN NORTH	PLAN EAST	PLAN SOUTH	PLAN WEST	MATERIAL	HEIGHT
BASEMENT									
001	BASEMENT STORAGE	E- CONC.	-----	E- LIME PL. [11]	E- LIME PL. [11]	E- LIME PL. [11]	E- LIME PL. [11]	-----	N- 7'-4" +/-
002	BASEMENT STORAGE	E- CONC.	-----	E- LIME PL. [11]	E- LIME PL. [11]	E- LIME PL. [11]	E- LIME PL. [11]	-----	N- 7'-6" +/-
FIRST FLOOR									
101 B	ENTRY	E- P.M.T. [10]	N- PNT.MD.#1	N- PNT. GWB.	N- PNT. GWB.	N- PNT. GWB.	E- CEMENT PL. (1)	E- PNT. MD. #2 [7] , [9]	E- VARIES
102	LEASE SPACE	N- CONC. [12]	----- [12]	E- LIME PL. [2,3]	E- LIME PL. [2,3]	E- LIME PL. [2,3] / N- PNT. GWB.	E- CEMENT PL. (1)	N- GYP. BD. [7]	13'-0"±
103	UNISEX RESTROOM	N- CONC.	N- CTB	N-PNT.GWB /N-CT#	N-PNT.GWB/ N-CT#	E- LIME PL. [2,3] / N-CT#	N-PNT.GWB/ N-CT#	N-PNT.GWB [7]	10'-0"
104	UNISEX RESTROOM	N- CONC. [12]	N- CTB	N-PNT.GWB/N-CT#	N-PNT.GWB/N-CT#	E- LIME PL. [2,3] / N-CT#	N-PNT.GWB/N-CT#	N-PNT.GWB [7]	10'-0"
105	LEASE SPACE	N- CONC. [12]	----- [12]	E- PNT. WOOD	E- LIME PL. [2,3] / N- PNT. GWB.	E- LIME PL. [2,3] / N- PNT. GWB.	E- LIME PL. [2,3]	N- PNT. GWB [7]	13'-0"±
106	UNISEX RESTROOM	N- C.M.T.	N- CTB	N-PNT.GWB/N-CT#	N-PNT.GWB/N-CT#	E- LIME PL. [2,3] / N- CT #1	N-PNT.GWB/N-CT#	N-PNT.GWB [7]	10'-0"
107	LEASE SPACE	N- PLYWD.	----- [12]	N- PNT. WOOD	E- LIME PL. [2,3]	E- LIME PL. [2,3] / N- PNT. GWB.	E- LIME PL. [2,3] / N- PNT. GWB.	N-PNT.GWB [7]	13'-0"±
108	UNISEX RESTROOM	N- C.M.T.	N- CTB	N-PNT.GWB/N-CT#	N-PNT.GWB/N-CT#	E- LIME PL. [2,3] / N-CT#1	N-PNT.GWB/N-CT#	N-PNT.GWB [7]	10'-0"
109	LEASE SPACE	E- CONC. [12]	----- [12]	N-BRICK / N- GLASS	N-BRICK / N- PNT. GWB.	N-BRICK / N- GLASS	N-BRICK / N- PNT. GWB.	N- PNT. GWB.	13'-3"
110	UNISEX RESTROOM	N- CONC.	N- CTB	N-PNT.GWB/N-CT#	N- BRICK / N- CT#1	N-PNT.GWB/N-CT#	N-PNT.GWB/N-CT#	N-PNT.GWB [7]	10'-0"
101 A	ENTRY	N- CONC.	N- PNT. MD #1	E- LIME PL. [2 , 3]	E- BRICK/ N- GLASS / N- PNT. GWB.	N- PNT.GWB	E- LIME PL. [2, 3]	E-PNT. MD #2 [9]	E- 13'-0" +/-
SECOND FLOOR									
201	BEDROOM	E- ST. WOOD [6]	N- PNT.MD #1	E- CEMENT PL. (1)	N- PNT.GWB.	N- PNT.GWB.	E- CEMENT PL. (1)	E- PNT. MD #3 [9]	E- 12'-0" +/-
202	CLOSET	N- P.M.T. (5)	N- PNT.MD.#1	N- PNT. GWB.	N- PNT. GWB.	N- PNT.GWB.	E- CEMENT PL. (1)	N- PNT. GWB.	N- 9'-0"
203	BATH	N- P.M.T. (5)	N- PNT.MD.#1	N- PNT. GWB.	N- PNT. GWB. / C.T.	N- PNT. GWB. / C.T.	N- PNT. GWB. / C.T.	N- PNT. GWB.	N- 9'-0"
204	HALL	E- ST. WOOD [6]	N- PNT.MD.#1	N- PNT. GWB.	N- PNT. GWB.	N- PNT.GWB.	E- CEMENT PL. (1)	E- PNT. MD #3 [9]	E- 12'-0" +/-
205	BEDROOM	E- ST. WOOD [6]	N- PNT.MD.#1	N- PNT. GWB.	N- PNT. GWB.	E- CEMENT PL. (1)	E- CEMENT PL. (1)	E- PNT. MD #3 [9]	E- 12'-0" +/-
206	LIVING	E- ST. WOOD [6]	N- PNT.MD.#1	-----	N- PNT. GWB.	E- CEMENT PL. (1)	N- PNT. GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
207	KITCHEN	E- ST. WOOD [6]	N- PNT.MD.#1	N- PNT.GWB. / C.T.	N- PNT. GWB.	-----	N- PNT.GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
208	HALL	E- ST. WOOD [6]	N- PNT.MD.#1	-----	N- PNT.GWB.	E- CEMENT PL. (1)	N- PNT. GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
209	BATH	N- P.M.T. (5)	N- PNT.MD.#1	N- PNT. GWB. / C.T.	N- PNT. GWB.	N- PNT.GWB.	N- PNT. GWB. / C.T.	N- PNT. GWB.	N- 9'-0"
210	HALL	E- ST. WOOD [6]	N- PNT.MD.#1	N- PNT.GWB.	-----	N- PNT. GWB.	-----	E- PNT. MD #3 [9]	E- 12'-0" +/-
211	KITCHEN	E- ST. WOOD [6]	N- PNT.MD.#1	N- PNT.GWB.	N- PNT.GWB.	N- PNT.GWB. / C.T.	N- PNT. GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
212	LIVING	E- ST. WOOD [6]	N- PNT.MD.#1	E. CEMENT PL. (1)	N- PNT.GWB.	N- PNT.GWB.	N- PNT. GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
213	LIVING	E- ST. WOOD [6]	N- PNT.MD.#1	N- LIME PL. [3 , 4]	----	----	N- PNT. GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
214	KITCHEN	E- ST. WOOD [6]	N- PNT.MD.#1	-----	N- PNT.GWB.	N- PNT.GWB. / C.T.	N- PNT. GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
215	KITCHEN	E- ST. WOOD [6]	N- PNT.MD.#1	N- PNT.GWB. / C.T.	N- PNT. GWB.	-----	N- PNT. GWB.	N- PNT. GWB.	E- 12'-0" +/-
216	LIVING	E- ST. WOOD [6]	N- PNT.MD.#1	-----	N- PNT. GWB.	E- CEMENT PL. (1)	N- PNT. GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
217	BEDROOM	E- ST. WOOD [6]	N- PNT.MD.#1	N- PNT.GWB.	E- CEMENT PL. (1) / N- CEMENT PL.	E- CEMENT PL. (1)	N- PNT. GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
218	HALL	E- ST. WOOD [6]	N- PNT.MD.#1	N- PNT.GWB.	E- CEMENT PL. (1)	N- PNT. GWB.	-----	E- PNT. MD #3 [9]	E- 12'-0" +/-
219	BATH	N- P.M.T. (5)	N- PNT.MD.#1	N- PNT. GWB. / C.T.	E- CEMENT PL. (1)	N- PNT. GWB.	N- PNT. GWB.	N- PNT. GWB.	N- 9'-0"
220	HALL	E- ST. WOOD [6]	N- PNT.MD.#1	N- PNT.GWB.	-----	N- PNT.GWB.	-----	E- PNT. MD #3 [9]	E- 12'-0" +/-
221	BATH	N- P.M.T. (5)	N- PNT.MD.#1	N- PNT. GWB.	N- PNT. GWB. /C.T./ N-E- CEMENT PL.(1)	N- PNT. GWB. / C.T.	N- PNT. GWB.	N- PNT. GWB.	N- 9'-0"
222	BEDROOM	E- ST. WOOD [6]	N- PNT.MD.#1	E- LIME PL. [3 , 4]	E- CEMENT PL. (1) / N- CEMENT PL.	N- PNT. GWB.	----	E- PNT. MD #3 [9]	E- 12'-0" +/-
223	LIVING	E- ST. WOOD [6]	N- PNT.MD.#1	E- CEMENT PL. (1)	-----	-----	E- CEMENT PL. (1) / N- CEMENT PL.	E- PNT. MD #3 [9]	E- 12'-0" +/-
224	KITCHEN	E- ST. WOOD [6]	N- PNT.MD.#1	-----	N- PNT.GWB.	N- PNT.GWB. / C.T.	E- CEMENT PL. (1) / N- CEMENT PL.	E- PNT. MD #3 [9]	E- 12'-0" +/-
225	KITCHEN	E- ST. WOOD [6]	N- PNT.MD.#1	N- PNT.GWB. / C.T.	N- PNT. GWB.	-----	E- CEMENT PL. (1)	E- PNT. MD #3 [9]	E- 12'-0" +/-
226	BEDROOM	E- ST. WOOD [6]	N- PNT.MD.#1	-----	N- PNT. GWB.	E- CEMENT PL. (1)	E- CEMENT PL. (1) / N- CEMENT PL.	E- PNT. MD #3 [9]	E- 12'-0" +/-
227	BATH	N- P.M.T. (5)	N- PNT.MD.#1	N- PNT. GWB. / C.T.	N- PNT. GWB.	N- PNT. GWB.	N- PNT. GWB. / C.T.	N- PNT. GWB.	N- 9'-0"
228	BATH	N- P.M.T. (5)	N- PNT.MD.#1	N- PNT. GWB. / C.T.	N- PNT. GWB.	N- PNT. GWB.	N- PNT. GWB. / C.T.	N- PNT. GWB.	N- 9'-0"
229	BEDROOM	E- ST. WOOD [6]	N- PNT.MD.#1	E- CEMENT PL. (1)	N- PNT.GWB.	N- PNT.GWB.	----	E- PNT. MD #3 [9]	E- 12'-0" +/-
230	BEDROOM	E- ST. WOOD [6]	N- PNT.MD.#1	E- CEMENT PL. (1)	E- LIME PL. (2)	E- CEMENT PL. (1)	N- PNT. GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
231	LIVING	E- ST. WOOD [6]	N- PNT.MD.#1	-----	E- LIME PL. (2) / E- CEMENT PL. (1)	-----	N- PNT. GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-

LEGEND

BRICK #1 - EXPOSED STRUCTURAL CLAY BRICK
CEMENT PL. - CEMENT PLASTER, SMOOTH FINISH
CONC. - CONCRETE FINISH
C.T. - GLAZED 3x6 CERAMIC SUBWAY TILE OVER THINSET
C.T.B.- - GLAZED 3x6 CERAMIC SUBWAY TILE COVED BASE
E- - EXISTING
GLASS - STOREFRONT WINDOW SYSTEM AS SCHEDULED
LIME PL. - LIME PLASTER, SMOOTH FINISH
N- - NEW
PNT. GWB. - PAINTED 5/8" GYPSUM BOARD, SMOOTH FINISH
P.M.T. - PORCELAIN MOSAIC TILE, 1" HEX. SHAPE OVER THINSET
PNT. MD.#1 - PAINTED 7 1/4"x 1/2" WOOD BASE
PNT. MD #2 - PAINTED BEADBOARD WOOD PANELED CEILING
PNT. MD #3 - PAINTED 1x4 WOOD PLANK CEILING
PLYWD. - 3/4" THICK UNFINISHED PLYWOOD FLOORING
ST. WOOD - STAINED OAK WOOD FLOORING
C.M.T. - CERAMIC MOSAIC TILE OVER THINSET

REMARKS

[1] EXISTING CEMENT PLASTER TO REMAIN AND RECEIVE A NEW SKIM COAT WITH A SMOOTH FINISH.

[2] EXISTING LIME PLASTER TO BE REMOVED AND RE-PLASTERED WITH NEW THREE (3) COAT LIME BASED PLASTER WITH A SMOOTH FINISH.

REMARKS, CONTINUED

[3] EXISTING EXPOSED MASONRY TO REMAIN AND BE RE-PLASTERED WITH NEW THREE (3) COAT LIME BASED PLASTER WITH A SMOOTH FINISH.

[4] EXISTING CONCRETE FINISH RESIDES ON PORTION OF THIS EXISTING MASONRY WALL. CONSULT AND COORDINATE WITH ARCHITECT PRIOR TO ANY REPAIRS TO PREVENT DAMAGE TO EXISTING MASONRY WALL.

[5] FOR TILE FLOORING SCHEDULED OVER A WOOD SUBFLOOR, PROVIDE A FLUID-APPLIED WATERPROOF MEMBRANE (LATICRETE HYDRO-BAN OR EQUAL) ATOP ONE LAYER OF 1/2" THICK CEMENT BACKER BOARD AND 6" HIGH UP WALLS AS A BASE MATERIAL.

[6] EXISTING WOOD FLOOR TO REMAIN AND TO BE REFINISHED. TOOTH IN REPAIRS WHERE NEEDED.

[7] PROVIDE A NEW 1x6 PAINTED WOOD CEILING TRIM.

[8] EXISTING WOOD STAIR TREADS AND RISERS TO REMAIN AND TO BE REFINISHED. REPAIR OR REPLACE ANY DAMAGED WOOD WITH NEW WOOD TO MATCH EXISTING DIMENSION AND DETAIL.

[9] EXISTING WOOD CEILING TO REMAIN. TOOTH IN REPAIRS WHERE NEEDED MATCHING EXISTING SIZE AND PROFILE. PREP AND PAINT.

[10] EXISTING DECORATIVE MOSAIC TILE FLOOR TO REMAIN (CRACKED TILES). ANY DAMAGED MORTAR JOINTS SHOULD BE CAREFULLY REMOVED BY HAND. MORTAR REPAIRS SHALL BE WITH GROUT MATCHING THE ORIGINAL COLOR AND CONSISTENCY AS CLOSELY AS POSSIBLE. NO MECHANICAL EQUIPMENT SHOULD BE USED, NOR ANY ACID BASED CLEANERS OR ABRASIVE TYPE CLEANERS. COVER AND PROTECT THE TILE FROM DAMAGE DURING CONSTRUCTION.

[11] REMOVE ALL LOOSE PLASTER AND REPLACE IN KIND.

[12] NEW FLOOR FINISH AND NEW WALL BASE WILL BE PROVIDED BY FUTURE TENANT.

ROOM FINISH SCHEDULE, CONTINUED

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS				CEILING	
				PLAN NORTH	PLAN EAST	PLAN SOUTH	PLAN WEST	MATERIAL	HEIGHT
SECOND FLOOR CONTINUED									
232	BATH	N- P.M.T. (5)	N- PNT.MD.#1	N- PNT. GWB. / C.T.	N- PNT. GWB. / C.T.	N- PNT. GWB. / C.T.	N- PNT. GWB.	N- PNT. GWB.	N- 9'-0"
233	KITCHEN	E- ST. WOOD [6]	N- PNT.MD.#1	N- PNT. GWB.	E- CEMENT PL. (1)	N- PNT. GWB. / C.T.	N- PNT.GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
234	KITCHEN	E- ST. WOOD [6]	N- PNT.MD.#1	N- PNT.GWB. / C.T.	E- CEMENT PL. (1)	-----	N- PNT.GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
235	BATH	N- P.M.T. (5)	N- PNT.MD.#1	N- PNT. GWB. / C.T.	N- PNT. GWB. / C.T.	N- PNT. GWB.	N- PNT. GWB. / C.T.	N- PNT. GWB.	N- 9'-0"
236	HALL	E- ST. WOOD [6]	N- PNT.MD.#1	-----	N- PNT. GWB.	N- PNT. GWB.	N- PNT. GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
237	CLOSET	E- ST. WOOD [6]	N- PNT.MD.#1	N- PNT. GWB.	N- PNT.GWB.	N- PNT. GWB.	N- PNT. GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
238	BEDROOM	E- ST. WOOD [6]	N- PNT.MD.#1	N- PNT.GWB.	-----	E- CEMENT PL. (1)	N- PNT. GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
239	LIVING	E- ST. WOOD [6]	N- PNT.MD.#1	N- PNT.GWB.	E- CEMENT PL. (1)	E- CEMENT PL. (1)	N- PNT. GWB.	E- PNT. MD #3 [9]	E- 12'-0" +/-
240	BEDROOM	N-ST. WOOD	N- PNT.MD.#1	-----	N- BRICK #1	N- PNT. GWB.	N- BRICK #1	N- PNT. GWB.	N- 7'-4 1/2"
241	LIVING	N- CONC.	N- PNT.MD.#1	N- BRICK #1 / GLASS	N- BRICK #1	-----	N- BRICK #1	N- PNT. GWB.	N- 15'-4"
242	KITCHEN	N- CONC.	N- PNT.MD.#1	-----	N- BRICK #1 / N- PNT. GWB.	N- PNT. GWB. / C.T.	N- BRICK #1 / N- PNT. GWB.	N- PNT. GWB.	N- 7'-4 1/2"
243	BATH	N- P.M.T.	N- PNT.MD.#1	N- PNT. GWB.	N- PNT. GWB. / C.T.	N- PNT. GWB. / C.T.	N- PNT. GWB.	N- PNT. GWB.	N- 7'-4"
244	BATH	N- P.M.T.	N- PNT.MD.#1	N- PNT. GWB. / C.T	N- PNT. GWB. / C.T	N- PNT. GWB.	N- PNT. GWB.	N- PNT. GWB.	N- 7'-4"
245	KITCHEN	N- CONC.	N- PNT.MD.#1	N- PNT. GWB. / C.T.	N- BRICK #1 / N- PNT. GWB.	-----	N- PNT. GWB.	N- PNT. GWB.	N- 7'-4 1/2"
246	LIVING	N- CONC.	N- PNT.MD.#1	-----	N- BRICK #1	N- BRICK #1	N- PNT. GWB.	N- PNT. GWB.	N- 15'-4"
247	BEDROOM	N-ST. WOOD	N- PNT.MD.#1	N- PNT. GWB.	N- BRICK #1	N- PNT. GWB.	N- BRICK #1	N- PNT. GWB.	N- 7'-4 1/2"
248	HALL	N- CONC.	N- PNT.MD.#1	N- PNT. GWB.	N- PNT. GWB.	N- PNT. GWB.	N- BRICK #1 / N- PNT. GWB.	N- PNT. GWB.	N- 7'-4 1/2" / N- 15'-4"
STAIRS									
X51	EXISTING STAIR	N- ST. WOOD [8]	----	N- PNT. GWB.	N- PNT. GWB.	----	E- CEMENT. PL. (1)	N- PNT. GWB / E- PNT. WDR2 [9]	E- VARIES
X52	EXISTING STAIR	E- PNT [10]	E- PNT. WD#1	E- CEMENT PL. (1)	N- PNT. GWB.	----	N- PNT. GWB.	E- PNT. WDR2 [9]	E- VARIES
X53	REBUILT STAIR	N- ST. WOOD	----	E- LIME PL.					
X54	REBUILT STAIR	N- ST. WOOD	----						
S1	STAIR	N- ST. WOOD	----	N- BRICK#1 / GLASS	----	----	N- BRICK #1	N- PNT. GWB.	N- VARIES
S2	STAIR	N- ST. WOOD	----	----	----	N- BRICK#1 / GLASS	N- PNT. GWB.	N- PNT. GWB.	N- VARIES
S3	STAIR	N- ST. WOOD	----	----	N- PNT. GWB.	N- BRICK#1 / GLASS	N- BRICK #1	N- PNT. GWB.	N- VARIES
S4	STAIR	N- CONC.	----	----	----	----	----	----	N- VARIES

DOOR SCHEDULE

DOOR MARK	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR TYPE	FRAME MATERIAL	FRAME TYPE	DOOR FRAME DETAILS HEAD	DOOR FRAME DETAILS JAMB	DOOR FRAME DETAILS THRESHOLD	HDME SET	LABEL	REMARKS
FIRST FLOOR													
1.01	4'-4"±	8'-0"	1-3/4"	WOOD	3	WOOD	B					---	T, Ch, H, PH, P/P
1.02a	PR 3'-0"±	8'-0"	1-3/4"	WOOD	3	WOOD	C					---	T, Ch, H, PH, P/P
1.02b	PR. 3'-0"±	8'-0"	1-3/4"	WOOD	3	WOOD	C					---	T, Ch, H, PH, P/P
1.02c	2'-11"±	8'-0"	1-3/4"	WOOD	3	WOOD	B					---	Le, H, T, Ch (5)
1.02d	'2-11"±	8'-0"	1-3/4"	WOOD	3	WOOD	B					---	Le, H, T, Ch (5)
1.02e	2'-11"±	8'-0"	1-3/4"	WOOD	3	WOOD	B					---	Le, H, T, Ch (5)
1.03	3'-0"	7'-0"	1-3/8"	WOOD	1	WOOD	A					---	Lp, Ch, Hp
1.04	3'-0"	7'-0"	1-3/8"	WOOD	1	WOOD	A					---	Lp, Ch, Hp
1.05a	3'-0"	8'-0"	1-3/4"	WOOD	3	WOOD	C					---	T, Ch, PH, P/P
1.05b	3'-0"	7'-0"	1-3/8"	WOOD	1	WOOD	A					---	Ls
1.05c	2'-8"±	8'-0"	1-3/4"	WOOD	3	WOOD	B					---	Le, H,T, Ch (5)
1.06	3'-0"	7'-0"	1-3/8"	WOOD	1	WOOD	A					---	Lp, Tm, Ch, Hp
1.07a	3'-0"	8'-0"	1-3/4"	WOOD	3	WOOD	C					---	T, Ch, H PH, P/P
1.07b	3'-0"	7'-0"	1-3/8"	WOOD	1	WOOD	A					---	Ls, T, Ch
1.07c	2'-8"±	8'-0"	1-3/4"	WOOD	1	WOOD	B					---	Le, T, Ch, W (5)
1.08	3'-0"	7'-0"	1-3/8"	WOOD	1	WOOD	A					---	Lp, Tm, Ch, Hp
1.09a	3'-0"	8'-0"	1-3/4"	WOOD	3	WOOD	D						T, Ch, H, PH, P/P
1.09b	3'-0"	8'-0"	1-3/4"	WOOD	3	WOOD	B						T, Ch, H, Le
1.10	3'-0"	7'-0"	1-3/8"	WOOD	1	WOOD	A						Lp, Ch, Hp
SECOND FLOOR													
2.01	3'-0"	8'-0"	1-3/8"	WOOD	1	WOOD	A			----			Lp, Hp
2.02	PR 2'-0"	8'-0"	1-3/8"	WOOD	1	WOOD	A			----			Ls
2.03	2'-8"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Lp, Tm, Hp
2.04	NOT USED												
2.05	NOT USED												
2.06	3'-0"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Le, Ds, T, P, Hp
2.07	NOT USED												
2.08	PR 2'-8" +/-	7'-0"	1-3/4"	WOOD		WOOD							T, Ch, W (5)
2.09	2'-8"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Lp, Tm, Hp
2.10	NOT USED												
2.11	3'-0"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Le, Ds, T, P, Hp
2.12	NOT USED												
2.13	NOT USED												
2.14	3'-0"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Le, Ds, T, P, Hp
2.15	NOT USED												
2.16	3'-0"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Le, Ds, T, P, Hp
2.17	3'-0"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Lp, Hp
2.18	NOT USED												
2.19	2'-8"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Lp, Tm, Hp

DOOR SCHEDULE, CONTINUED

DOOR MARK	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR TYPE	FRAME MATERIAL	FRAME TYPE	DOOR FRAME DETAILS HEAD	DOOR FRAME DETAILS JAMB	DOOR FRAME DETAILS THRESHOLD	HDME SET	LABEL	REMARKS
SECOND FLOOR CONTINUED													
2.20	NOT USED												
2.21	2'-8"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Lp, Tm, Hp
2.22	NOT USED												
2.23	NOT USED												
2.24	3'-0"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Le, Ds, T, P, Hp
2.25	NOT USED												
2.26	3'-0"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Le, Ds, T, P, Hp
2.27	2'-8"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Lp, Tm, Hp
2.28	2'-8"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Lp, Tm, Hp
2.29	NOT USED												
2.30	NOT USED												
2.31	NOT USED												
2.32	2'-8"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Lp, Tm, Hp
2.33	3'-0"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Le, Ds, T, P, Hp
2.34	NOT USED												
2.35	2'-8"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Lp, Tm, Hp
2.36	NOT USED												
2.37	PR 2'-6"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Ls, Hp
2.38	2'-8" +/-	7'-0"	1-3/4"	WOOD		WOOD							T,Ch,H (5)
2.39	3'-0"	8'-0"	1-3/8"	WOOD	1	WOOD	A						Le, Ds, T, P, Hp
2.40	NOT USED												
2.41	NOT USED												
2.42	3'-0"	6'-8"	1-3/8"	WOOD	1	WOOD	A						Le, Ds, T, P, Hp
2.43	2'-8"	6'-8"	1-3/8"	WOOD	1	WOOD	A						Lp, Tm, Hp
2.44	2'-8"	6'-8"	1-3/8"	WOOD	1	WOOD	A						Lp, Tm, Hp
2.45	3'-0"	6'-8"	1-3/8"	WOOD	1	WOOD	A						Le, Ds, T, P, Hp
2.46	NOT USED												
2.47	NOT USED												
2.48	3'-0"	7'-0"	1-3/4"	WOOD		WOOD							T, Ch, H
ROOF LEVEL													
3.01	3'-0"	6'-8"	1-3/4"	WOOD	3	WOOD	E					---	T, Ch, H, Le

LEGEND

DOOR NUMBER: NUMBER CORRESPONDS TO NUMBERS IN OVALS ON PLANS. ROOM #101 - (101)
DOOR TYPE: NUMBER CORRESPONDS TO NUMBER ASSIGNED IN DOOR ELEVATIONS.
FRAME TYPE: LETTER CORRESPONDS TO LETTER ASSIGNED IN FRAME ELEVATIONS.
HDME. SET: NUMBER CORRESPONDS TO HARDWARE SET NUMBERS IN THE SPECIFICATIONS.

C Closer
Ch Closer with hold-open
Dc Deadbolt, Single cylinder
Dd Deadbolt, Double cylinder
F Flushbolt
K Kickplate
L Latchset
Lc Classroom Lockset
Le Entrance Lockset
Lk Keypad operated lockse
Hp Hinge pin doorstop
Lp Privacy lockset
Ls Storeroom lockset
P Peephole
PH Panic hardware
p/p Push/pull set
S Smoke seal
T 5" Threshold, with bumper seal
Tm 4" Marble threshold
Tw Wood threshold
W Weatherstrip
w/g Wire glass

REMARKS

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

MAINSTREET ARCHITECTS INC
700 AVENUE E SAN ANTONIO, TEXAS 78215 2107236268

REVISIONS | BY

ROOM FINISH & DOOR SCHEDULES

Date: 06/02/2023
Scale:
Drawn by:
Job Number:
Sheet Number: A-24
Sheet #/ of

WINDOW SCHEDULE

WINDOW MARK	TYPE	SIZE WIDTH	SIZE HEIGHT	FINISH EXTERIOR / INTERIOR	OPERATION	REMARKS
FIRST FLOOR						
102.1	A	3'-0"±	8'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
102.2	A	3'-1"±	8'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
103.1	A	3'-1"±	8'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
104.1	A	3'-1"±	8'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
105.1	A	3'-1"±	8'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
106.1	A	3'-1"±	8'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
107.1	A	3'-1"±	8'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
108.1	A	3'-1"±	8'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
SECOND FLOOR						
201.1	A	2'-4 1/2"±	8'-4"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
201.2	A	2'-4 1/2"±	8'-4"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
205.1	A	2'-9 1/2"±	7'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
206.1	A	3'-5"±	7'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
212.1	A	2'-4 1/2"±	8'-4"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
212.2	A	2'-4 1/2"±	8'-4"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
212.3	A	3'-0"±	8'-4"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
213.1	A	2'-4 1/2"±	8'-4"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
213.2	A	2'-4 1/2"±	8'-4"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
216.1	A	3'-3"±	7'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
216.2	A	3'-3"±	7'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
217.1	A	3'-3"±	7'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
222.1	A	2'-4 1/2"±	8'-4"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
222.2	A	2'-4 1/2"±	8'-4"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
223.1	A	2'-2 1/2"±	8'-5"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
223.2	A	2'-2 1/2"±	8'-5"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
223.3	A	2'-2 1/2"±	8'-5"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
226.1	A	3'-4"±	7'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
226.2	A	3'-4"±	7'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
229.1	A	2'-2 1/2"±	8'-5"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
229.2	A	2'-8"±	8'-5"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
230.1	A	2'-2 1/2"±	8'-5"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
230.2	A	2'-2 1/2"±	8'-5"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
230.3	A	2'-2 1/2"±	8'-5"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
230.4	A	2'-2 1/2"±	8'-5"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
238.1	A	3'-4"±	7'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)
239.1	A	2'-8"±	7'-1"±	ALUMINUM CLAD / STAINED WOOD	DOUBLE HUNG	(1, 2)

LEGEND

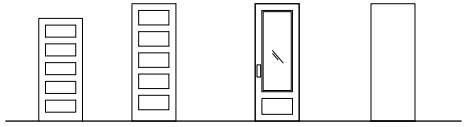
WINDOW NUMBER: NUMBER CORRESPONDS TO NUMBERS IN HEXAGONS ON PLANS. ROOM #101 = (101)

WINDOW TYPE: LETTER CORRESPONDS TO LETTER ASSIGNED IN WINDOW ELEVATIONS.

REMARKS

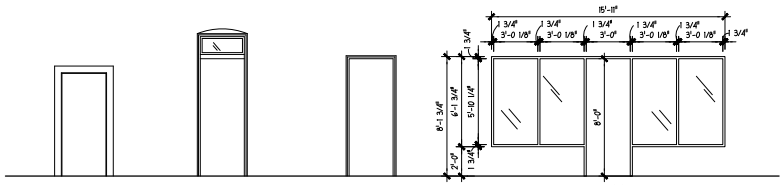
(1) PROVIDE A NEW WINDOW UNIT WITHIN THE EXISTING OPENING. FIELD VERIFY EACH OPENING PRIOR TO FABRICATION.

(2) REUSE EXISTING WEIGHT POCKETS AND EXISTING WEIGHTS FOR NEW WINDOW UNIT.



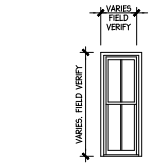
DOOR ELEVATIONS

SCALE 1/4" = 1'-0"



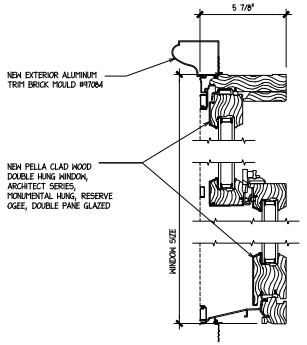
DOOR FRAME ELEVATIONS

SCALE 1/4" = 1'-0"



WINDOW ELEVATIONS

SCALE 1/4" = 1'-0"



TYPICAL WINDOW DETAIL AT HISTORIC BUILDING

SCALE 3" = 1'-0"

MAINSTREET ARCHITECTS INC.
700 AVENUE E SAN ANTONIO, TEXAS 78215 2107232868

REVISIONS | BY

THE STERLING
830 W. COMMERCE STREET SAN ANTONIO, TEXAS 78207

DOOR AND WINDOW ELEVATIONS

Date: 06/02/2023
Scale:
Drawn by:
Job Number:
Sheet Number: A-25
Sheet ## of

GENERAL NOTES

DESIGN CRITERIA

Design Loads, structural analysis and proportioning of structural members is based upon the International Building Code 2021 Edition and ASCE 7-22: Steel Deck Institute (SDI), Design Manual for Composite Decks, Forms Decks, Roof Decks, and Cellular Metal Floor Deck with Electrical Distribution: AISC Steel Construction Manual, Thirteenth Edition (ASD); American Concrete Institute (ACI) Building Code Requirements for Reinforced Concrete, ACI 318-19: American Institute of Timber Construction (AITC), Timber Construction Manual, Fifth Edition.

2. **Foundation Design** based on Geotechnical Engineering Report prepared by Rock Engineering & Testing Laboratory, Inc., (RETL) San Antonio, Texas, RETL Project No. G222346, dated July 14, 2022; and Supplemental Geotechnical Report #1, dated July 14, 2022.
   - Maximum Allowable Bearing Pressure: 3,000 PSF
   - Allowable Bearing Pressure: 1,500 PSF
3. **Design Live Loads:**
   - Roof 20 PSF
   - Third Level Elevated Deck 100 PSF
   - Second Floor 40 PSF
   - First Floor 100 PSF
   - Stair/Balcony 100 PSF
4. **Design Snow Load** 5 PSF
5. **Design Wind Loads** based on ASCE 7-22:
   - Wind Speed: 115 MPH
   - Wind Exposure: B
   - Importance Factor II
6. **Seismic Design:**
   - Design Category: A
   - Site Class: B
   - Ss 0.098g
   - S1 0.029g
   - S_{DS} 0.065
   - S_{D1} 0.020
   - Seismic Use Group II

SHOP DRAWING and SUBMITTAL REVIEW

1. **Lawrence Calvetti & Associates Professional Engineers, Inc. (Calvetti & Associates)** will review and approve **Contractor's** shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to a properly functioning integral element of the overall system designed by **Calvetti & Associates. A minimum of one hard copy set of shop drawings must be submitted if an electronic set is to be submitted.**
2. A submittal made from a reproduction of construction documents produced by Calvetti & Associates will not be acceptable and will be returned without review.
3. Before submitting a shop drawing or any related material to **Calvetti & Associates, Contractor** shall: review each such submission for conformance with the means, methods, techniques, sequences, and operations of construction, and safety precautions and programs incidental thereto, all of which are the sole responsibility of the **Contractor**; review submittals for dimensions and materials, approve each such submission before submitting it; and so stamp each such submission before submitting it. **Calvetti & Associates** shall assume that no shop drawing or related submittal comprises a variation unless **Contractor** advises **Calvetti & Associates** otherwise via a written instrument, which is acknowledged by **Calvetti & Associates** in writing. The shop drawing and related material (if any) called for are indicated below. In the event that **Calvetti & Associates** will require more than seven (7) working days to perform review, **Calvetti & Associates** shall so notify the **Contractor**.
4. **Items:**
   - A. Concrete Design Mix.
   - B. Concrete Reinforcement Shop Drawings.
   - C. Structural Steel
   - D. Mortar Design Mix
   - E. Grout Design Mix
   - F. Masonry Reinforcement Shop Drawings
   - G. Metal Deck Shop Drawings
   - H. Welder's Certification
   - I. Truss Shop Drawings
   - J. Product Data:
     1. Certified copies of structural steel mill reports.
     2. High-strength bolts.
     3. Structural steel primer paint.
     4. Admixtures.
     5. Vapor Retarder.
     6. Pier Bolsters and Sleds.
     7. Curing compounds.
     8. Mortar materials.
     9. Grout materials.
     10. Masonry materials.
     11. Masonry joint reinforcement.
     12. Masonry anchors, ties, and accessories.
     13. Plywood.
5. **Calvetti & Associates** shall return shop drawings and related materials with comments provided that each submission has been called for and is stamped by the **Contractor. Calvetti & Associates** shall return without comment material not called for or which has not been approved by the **Contractor. Calvetti & Associates** shall not review partial submissions or those which submissions for correlated items have not been received.

SITE PREPARATION FOR BUILDING FOUNDATION
East Two-Story Structure

1. The site shall be prepared uniform in accordance with site drawings and specifications, and the Geotechnical Engineering Report prepared by Rock Engineering & Testing Laboratory, Inc., (RETL) San Antonio, Texas, RETL Project No. G222346, dated July 14, 2022; and Supplemental Geotechnical Report #1, dated July 14, 2022. Contractor is advised to review the report in its entirety and visit the site prior to providing bid documents.
2. The Geotechnical Engineer shall be the owner's representative to control the building pad excavation and placement of compacted structural fill. The Geotechnical Engineer shall approve the subgrade preparation, the fill materials, the method of placement and compaction, and shall give written approval of the completed building pad.
3. Strip top soil a minimum of six (6) inches and remove all existing construction material, organic material, roots, grass etc. from the site prior to starting foundation work.
4. Excavate subgrade to an elevation thirty (30) inches below finished floor slab elevation. Any soft areas in the exposed subgrade after stripping or after removal of any existing facilities shall be removed and replaced with suitable material under controlled conditions.
5. Exposed subgrade should be scarified just prior to structural fill placement to a minimum depth of six (6) inches and recompacted to a minimum of 95% of the maximum dry density as determined by the standard Proctor (ASTM D698). Moisture content of the subgrade soils should be maintained at or above the optimum moisture content.
6. After subgrade preparation is complete, properly placed compacted sill soils should be used to raise the site to an elevation sixteen (16) inches below finished floor slab elevation.
7. Imported limestone base fill should met the plasticity and gradation requirements set forth in Texas Department of Transportation (TxDOT) Standard Specifications 2014, Item 247, Type A, Grades 1-2.
8. All fill shall be free of organics and debris and shall be approved by the Geotechnical Engineer. On site soils do not meet fill requirements.
9. Fill soils should be placed in no greater than 8-inch thick loose lifts and shall be compacted to at least 95-percent of the maximum dry density as determined by the modified proctor (ASTM D1557). Moisture content of the soils should be maintained within 2-percentage points of the optimum moisture content.

BORING LOG

1. Boring log shown on these drawings are for bidders information only. They are not meant to represent the entire soil report, which is available in its entirety for in-depth review.
2. The boring log shown on these drawings is not a warranty of subsurface conditions, nor is it to be considered a part of the contract documents.
3. Bidders are expected to examine the site and the subsurface investigation reports and decide for themselves the character of the materials to be encountered. Additional test borings and other exploratory operations may be made at no additional cost to owner.
4. The owner, Architect, Engineer and Construction Manager disclaim any responsibility for the accuracy, true location and extent of the soil investigation that has been prepared by others. They further disclaim responsibility for interpretation of that data by bidders, as in, but not limited to, projecting soil bearing values, rock profiles, soil stability, and the presence, level and extent of underground water.

DRILLED STRAIGHT SHAFT PIERS

1. Contractor shall coordinate with Geotechnical Engineer for verification of piers bearing stratum at time of drilling.
2. Concrete shall develop a 28-day compressive strength of 3000 psi.
3. All reinforcing steel shall comply with the requirements of ASTM 615, Grade 60.
4. Center footing under beam unless dimensioned otherwise.
5. All reinforcing steel shall be continuous with splices lapped 48 bar diameters.
6. Pier shaft shall be drilled plumb along its total length. (1" per 10'-0" max. tolerance)
7. Shafts shall penetrate into the Clay Soil to a minimum depth of of twenty-five (25) feet below the existing ground surface elevation.
8. Soils Engineer shall approve pier depth, bearing material, pier size and reinforcement.
9. Bottom of ream to be clean and free of all loose materials and water.
10. Center steel cage in shaft with a minimum 3 levels of concrete Sled spacers (8-ft. maximum spacing) at a minimum of 3 evenly spaced radians. Support cage evenly on 3" concrete Bolsters.
11. Concrete Sled spacers and Bolsters shall be as manufactured by PIERESEARACH, 501 East Main Street, Arlington, TX 76010, (800) 342-2409, Fax (817) 275-2335.
12. Do not raise cage off of footing bottom during concrete placement.
13. Concrete and reinforcing in shafts shall be placed the same day as drilling.
14. Concrete may be placed free-fall provided it can be placed without striking the sides of the excavation or hitting the reinforcing steel. Place with tremie otherwise.
15. Groundwater (GW) was encountered at depth of approximately 22 feet during drilling operations. GW measured at 17.5 feet upon completion of drilling operations.

Contractor shall include in bid documents the costs for casing if required (to be determined on job site by Soils Engineer) and unit costs for greater and lesser depth of drilling.

VAPOR RETARDER MEETING ASTM & ACI STANDARDS

1. Vapor retarder (crawl space) shall conform to ASTM E1745, Class C or better and shall have a maximum water vapor permeance of 0.01 perms when tested in accordance with ASTM E96. Vapor retarder component no less than 10 mils thick in accordance with ACI 302.1R-96. Approved products:
   a. Stego Wrap Vapor Barrier (10 mil) by Stego Industries, LLC. (877) 464-7834.
   b. Vapor Block 10 Under slab Vapor Retarder (10 mil) by Raven Industries. (800) 635-3456.
   c. Griffolyn (10mil) by Reef Industries, Inc.800-231-6074.
   d. Perminator 10 Under slab Barrier/Retarder by W.R. Meadows. (800)-342-5976.

Option:
Pango Termite/Vapor Barrier by Stego Industries, LLC. 15 mils. (877)-464-7834. www.pangowrap.com

2. Provide vapor retarder as specified in the crawl-space under the new and existing wood framed floors. The vapor retarder should be installed according to the ASTM E 1634, "Standard Practice for Installation of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slabs." All joints and seams, both lateral and butt, shall be overlapped 6 inches and taped using vapor retarder manufacturer's recommended tape system. All penetrations must be sealed using specified vapor retarder and tape. Any damaged area after installation of vapor retarder shall be repaired using manufacturer's product and tape. Cover any damage by a minimum overlap of 6 inches in all directions and tape carefully around entire perimeter of repair.

CORRUGATED PAPER CARTON VOID FORMS

1. Annex Slabs shall be placed on 6" deep carton void forms that are covered with one layer of 1/4" (minimum) Masonite board, covered with 10 Mill vapor retarder. Beams shall be placed on 6" deep void forms.
2. Void Form Systems:
   Void Forms shall be the product of a reputable manufacturer regularly engaged in the commercial production of corrugated paper void form products.
   Void form composition shall be of corrugated paper material with a wax coated exterior and an interior fabrication of a uniform cellular configuration, composed of components constructed of not more than partially wax-impregnated medium paper, laminated with moisture resistant adhesive. (Void form constructed of fully-waxed impregnated paper is not acceptable due to the resistance to moisture deterioration.)
3. Void forms must have a designed strength to sustain the dead load of liquid concrete plus normal construction loads until loads can be supported by the concrete structure, while maintaining full void depth as indicated on drawings.
4. Product manufacturer: SureVoid Products, Inc.
   5813 Distribution Drive, Suite 110, San Antonio, Texas (210) 441-4110
   SureTops properly formed and containing the upper two feet of the piers to prevent the concrete from mushrooming at top of pier.
   ArcVoid under beams adjacent to all piers.
   Beam Void under beams (same width as trench bottom) (as dimensioned on drawing).
   SlabVoid under slabs.
   Seam Pad to connect void forms.
   SureRetainer earth retainer. [impact-resistant, high density, black polyethylene (HDPE) plastic. They must be flexible, and have sufficient strength to resist lateral loads applied by soil.
5. Properly void the circular edge of all drilled piers at the intersection with grade beams or structural slabs by using a manufactured, non-field cut, sealed void form, with curved, radial, vertical supported edges, adjacent to drilled piers insuring a snug fit.
6. Contractor shall be solely responsible for providing void spaces of full size and extent shown on the drawings and installing the products in strict conformance with the manufacturer's recommendations.
7. Upon request, a manufacturer's representative shall be available to attend a pre-construction meeting to discuss proper preparation and void form installation techniques.
8. Protect forms from moisture prior to concrete placement. Use end caps to seal exposed ends. Tape joints or use Seam Pads to prevent premature water absorption.
9. All joints and exposed ends shall be sealed to prevent leakage of concrete into void spaces.
10. Layout of void forms shall only be made in those areas where concrete is to be immediately placed and shall not be laid out days or weeks in advance of placing concrete.
11. Contractor shall provide evidence satisfactory to the structural engineer that proper void spaces have been provided.
12. Other trades shall cooperate in protecting void forms by providing necessary walkways to prevent point loading which may damage void forms or vapor retarder.
13. The placing of concrete will not be permitted to begin until all rebars are completely tied and braced in final position with proper side and soffit clearance at beams, and all slab steel chaired.

REINFORCED CLAY MASONRY UNIT WALLS

1. Structural Clay Tile masonry units shall conform to ASTM C34, Grade LBX.
2. Required strength of the clay masonry assemblage f'm) shall be 1800 psi.
3. Mortar shall be Type "S".
4. Grout shall conform to ASTM C476 with a minimum compressive strength of 2500 psi at 28 days. A low lift grouting procedure shall be used as specified. Slump shall be 9" + 1".
5. Concrete shall conform to ASTM C150 Type I, low alkali. Masonry cements are not allowed.
6. All reinforcing bars shall be new billet steel and shall conform to ASTM A615, Grade 60.
7. Unless detailed otherwise, typical vertical reinforcement shall be #4 at 48" on center. Provide two (2) #4 at jambs of all openings and three (3) #4 at corners (one in each cell of corner.
8. Lap splices of vertical reinforcing steel shall be a minimum of 40 bar diameters.
9. Typical horizontal reinforcement shall be two (2) #4 in continuous bond beams spaced vertically at 4 foot on center and at top of walls. Provide standard ASTM A496 Dur-O-Wal truss-type reinforcing at 16" on center.
10. Horizontal wall reinforcing shall be lapped 12" at ends.

LAMINATED VENEER LUMBER

1. The laminated veneer lumber shall be manufactured from parallel laminated veneer lumber utilizing 1/10" thickness Douglas Fir veneer glued up in a continuous process with all grain parallel with the length of the member. Laminated veneer lumber shall be of single one-piece length, free of finger joints, scarf joints or mechanical connections in full length members. Veneers shall be dried as required. After drying, each veneer sheet shall be graded by an ultrasonic or other approved nondestructive test method. Adhesive used to laminate the veneer shall be waterproof, meeting the requirements of ASTM D-2559-Latest, uniformly applied to the veneer at the required spread rate. Moisture Content shall be between 7 and 16 percent. Laminated veneer lumber must be manufactured in a plant approved by the International Building Code, 2012 Edition, and under the supervision of a third party inspection agency and shall have approval of the National Evaluation Report (NER) or National Research Board (NRB).
2. The laminated veneer lumber is to be identified with a stamp or stamps noting the name and plant location of the manufacturer, the grade, the product name, date of manufacture, the NES Report number or National Research Board report number, and the quality control agency.
3. The laminated veneer lumber beams shall be protected from the weather while in storage. Care shall be exercised during handling to prevent damage to the beams.
4. The laminated veneer lumber beams are to be installed in accordance with plans and drawings. Temporary construction loads which cause stresses beyond design limits are not permitted. Holes, cuts or notches not previously approved by Engineer shall not be made. The final erection of the laminated veneer lumber beams shall be under the direction of a qualified construction supervisor.
5. Specific approval is required for other than nailed and bolted connections.

OPEN WEB STEEL JOISTS

1. All steel for joists shall conform to the Steel Joist Institutes requirements for K-series open web steel joists, and VS-series steel joists, minimum 50,000 psi yield.
2. All steel joists shall receive manufacturer's standard base paint, applied by dipping or spraying, before leaving the shop.
3. Steel joists shall extend a minimum distance of 4" over masonry or concrete supported on a steel bearing plate. Joist bearing on steel shall have a minimum 2-1/2" bearing length and be welded to the steel with 2 welds at each end, each 1" long.
4. Provide sloped seats as required.
5. Roof top A/C units shall have an operating weight not to exceed 500 lbs. and shall be located over a minimum of 2 joists. Roof top units weighing more than 500 lbs. shall be located at the direction of the structural engineer.
6. Steel Roof Joists to be designed as follows:
   a. Top Chord braced @ 5'-0" o.c. Max.; may not be at panel point.
   b. Dead Load Top Chord = 10 psf.
   c. Dead Load Bottom Chord = 15 psf.
   d. Live Load Top Chord = 20 psf.
   e. Net Uplift (1) (Wind) = 11 psf with D on Top & Bottom Chord.
   f. Net Uplift (2) (Wind) = 21 psf with DL on Top Chord only.
   g. Special loads as noted on plans.
   h. 500 pound concentrated load at midspan panel point.

STRUCTURAL STEEL

1. Comply with American Institute of Steel Construction, Inc. (AISC) Code of Standard Practice for Steel Buildings and Bridges.
2. Wide flange members shall be **ASTM A992, 50 KSI.**
3. Rolled steel plates, shapes, and bars shall be structural quality carbon steel complying with **ASTM A-36**, except where other type steel is shown.
4. Hollow Structural Sections (HSS) products shall comply with **ASTM A500**, **Grade B**, **46 KSI**. [Includes Square, Rectangle and Round]
5. All structural steel shall be fabricated, erected and painted in accordance with the Specifications for the Design, Fabrication, and Erection of Structural Steel for Buildings as amended to date and the Code of Standard Practice, latest edition as adopted by the American Institute of Steel Construction.
6. Welding shall be done in accordance with the standard code for arc and gas welding in building construction as published by the American Welding Society, except that all welding shall be done by the Electric arc process. All welding shall be **performed by certified welders** and shall conform to the latest code of the AWS.
7. Detailed and/or scheduled connections have been designed by Structural Engineer. Any connection not detailed or scheduled, or altered for fabrication purposes, shall be sized and detailed by fabricator and shall be marked for engineer's verification.
8. Erector shall examine areas and conditions under which structural steel work is to be installed, and notify Contractor in writing of conditions detrimental to proper and timely completion of work. Do not proceed with work until unsatisfactory conditions have been corrected in a manner acceptable to the erector.
9. Provide temporary shoring and bracing members with connections of sufficient strength to bear imposed loads. Remove temporary members and connections when permanent members are in place and final connections made. Permanent members shall include but are not limited to columns, beams, joists, and metal deck. Provide temporary guy lines to achieve proper alignment of structure as erection proceeds.

METAL DECK

1a. Roof deck for Annex Building shall be 1.5B24 gage, painted, as manufactured by Vulcraft.
1b. Second Floor deck for Annex Building shall be 0.6C28 gage, galvanized, as manufactured by Vulcraft.
1c. Third Floor deck (West Building) shall be 1.5C24 gage, galvanized, as manufactured by Vulcraft.
2. End laps shall be a minimum of 2" and shall always occur over supports. Side laps shall require a minimum of one-half flute.
3. Deck units shall be 3 or more spans and shall be attached to the structural supports at the end lap joints by welds not less than 5/8 inch in diameter, spaced not more than 12 inches o.c. across the width. Attachment at interior supports shall be by welds not less than 5/8 inch in diameter spaced not more than 12 inches o.c. across the width. . (An elongated weld with an equal perimeter shall be acceptable.) Welds metal shall penetrate all thicknesses of material and shall have good fusion to the supporting member.
4. All field welding of deck shall be in strict accordance with ANSI/AWS D1.3. Structural Welding Code – Sheet Steel.
5. Care shall be exercised in the selection of electrodes and amperage to provide a positive weld and prevent high amperage blow holes.
6. Welding washers shall be provided and used as recommended by the deck manufacturer.
7. Side laps of adjacent units shall be fastened with #10 TEK Self-Drilling Screws at not more than 36 inches on center.
8. The deck (ends and sides) shall be attached to the deck support angle with welds not less than 5/8 inch in diameter and spaced @ 12 inches o.c. maximum at the building perimeter and around all large openings through the deck.
9. **(Option)** Deck units may be attached to the structural supports at the end laps and at perimeter deck angles with HILTI ENP2K-21-L15 powder actuated fasteners spaced not more than 12 inches o.c. or HILTI 12-24x1 1/4 HWH #4 STLG screws @ 12 inches o.c.

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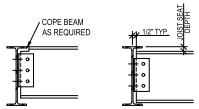
REVISIONS	BY

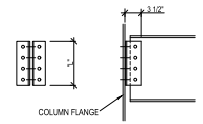
THE STERLING
803 W. COMMERCE STREET
GENERAL NOTES

Date: 05.31.2023
Scale: AS NOTED
Drawn by: LC|SEC
Job Number:
Sheet Number: S0.01
Sheet of NNE



BEAM TO BEAM CONNECTION SCHEDULE

BEAM	NO. BOLTS + SIZE	ANGLE SIZE	ANGLE "L"
W6x9	(2) 3/4"Ø	4"x3 1/2"x4"x1/4"x"L"	5 1/2"
W12x14	(3) 3/4"Ø	4"x3 1/2"x4"x5/16"x"L"	8 1/2"
W14x26	(4) 3/4"Ø	4"x3 1/2"x4"x1/4"x"L"	11 1/2"



BEAM TO FLANGE CONNECTION SCHEDULE

BEAM	NO. BOLTS + SIZE	ANGLE SIZE	ANGLE "L"
W21x44	(2) 3/4"Ø	4"x3 1/2"x4"x5/16"x"L"	5 1/2"

EXISTING BUILDING FIRST LEVEL FOOTING BEAM SCHEDULE FB1-FB2

CONCRETE STRENGTH: 4000 psi — Fy: 60 ksi

CONCRETE					MAIN REINF.				PLACING				STIRRUPS Fy: 60 ksi			
MARK	NO.	WIDTH	DEPTH	SECTION	NO.	SIZE	LENGTH	LOC.	℄ PIER	℄ PIER	℄ PIER	℄ PIER	NO.	SIZE	TYPE	SPACING AT EACH END
FB1	4	14"	36"		3	6	18'-0"	T					2	3	A	2 @ 12"o.c. (CANTILEVER)
					3	6	18'-0"	B					13	3	A	1 @ 6"o.c., 5 @ 12"o.c. (BEAM)
FB2	2	14"	36"		3	6	12'-6"	T					10	3	A	1 @ 6"o.c., 4 @ 12"o.c.
					3	6	12'-6"	B								

EXISTING BUILDING FIRST LEVEL FOOTING SCHEDULE F1-F6

CONCRETE STRENGTH: 4000 psi — Fy: 60 ksi

CONCRETE					MAIN REINF.				PLACING				STIRRUPS Fy: 60 ksi			
MARK	NO.	WIDTH	DEPTH.	SECTION	NO.	SIZE	LENGTH	LOC.	℄ PIER	℄ PIER	℄ PIER	℄ PIER	NO.	SIZE	TYPE	SPACING AT EACH END
F1	1	24"	60"		4	6	4'-6"	LONG	@ 6"o.c.				4	3	A	1 @ 6"o.c., 1 @ 12"o.c.
					7	6	1'-6"	SHORT	@ 9"o.c.							
F2	2	12"	64"		4	6	6'-6"	LONG	@ 6"o.c.				6	3	A	1 @ 6"o.c., 2 @ 12"o.c.
					10	6	1'-6"	SHORT	@ 9"o.c.							
F3	1	12"	24"		4	6	2'-6"	LONG	@ 6"o.c.				2	3	A	1 @ 6"o.c.
					4	6	1'-6"	SHORT	@ 10"o.c.							
F4	2	29 1/4"	64"		4	6	6'-6"	LONG	@ 8"o.c.				6	3	A	1 @ 6"o.c., 2 @ 12"o.c.
					10	6	2'-0"	SHORT	@ 9"o.c.							
F5	2	60"	60"		7	6	4'-6"	EACH WAY	@ 9"o.c.							
F6	4	72"	72"		7	7	5'-6"	EACH WAY	@ 11"o.c.							

NOTE: LENGTH GIVEN DOES NOT INCLUDE BENDS OR HOOKS.

STIRRUP TYPES

BUILDING ANNEX / BALCONY FIRST LEVEL BEAM SCHEDULE

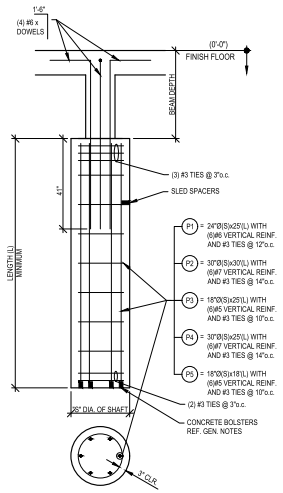
CONCRETE STRENGTH: 4000 psi — Fy: 60 ksi

NORTH

CONCRETE					MAIN REINF.				PLACING				STIRRUPS Fy: 60 ksi			
MARK	NO.	WIDTH	DEPTH	SECTION	NO.	SIZE	LENGTH	LOC.	℄ PIER	℄ PIER	℄ PIER	℄ PIER	NO.	SIZE	TYPE	SPACING AT EACH END
B1	1	17"	24"		3	6	19'-10"	T					3	3	A	3 @ 6"o.c. (CANTILEVER)
					2	8	19'-10"	B								
					2	7	19'-10"	B					16	3	A	1 @ 6"o.c., 7 @ 12"o.c. (BEAM)
B2	2	12"	24"		2	7	19'-10"	T					13	3	B	3 @ 6"o.c. (CANTILEVER)
					2	8	7'-0"	T								
					2	8	19'-10"	B					14	3	B	1 @ 6"o.c., 6 @ 12"o.c. (BEAM)
					2	75	19'-10"	B								
B3	1	16"	24"		2	7	20'-0"	T					14	3	A	1 @ 6"o.c., 8 @ 12"o.c.
					2	8	20'-0"	T								
					2	7	20'-0"	B								
B4	1	12" / 14"	24"		2	6	26'-6"	T					18	3	A	1 @ 6"o.c., 9 @ 12"o.c.
					2	6	21'-0"	T								
					1	5	10'-0"	B	EXTRA BARS SOUTH END							
					1	5	10'-0"	B								
B5	1	12"	24"		2	5	33'-0"	T					20	3	A	1 @ 6"o.c., 9 @ 12"o.c.
					2	6	22'-0"	B								
B6	1	12"	24"		2	5	26'-6"	T					20	3	A	1 @ 6"o.c., 9 @ 12"o.c.
					2	6	22'-0"	B								
B7	1	12"	24"		2	5	26'-6"	T					18	3	A	1 @ 6"o.c., 8 @ 12"o.c.
					2	6	22'-0"	B								
B8	1	12"	24"		2	5	33'-0"	T					18	3	A	1 @ 6"o.c., 8 @ 12"o.c.
					2	6	22'-0"	B								
B9	2	12"	24"		2	5	26'-6"	T					18	3	A	1 @ 6"o.c., 8 @ 12"o.c.
					2	6	21'-0"	B								
B10	1	12"	24"		2	5	17'-6"	T					14	3	A	3 @ 6"o.c., 4 @ 12"o.c.
					3	6	14'-3"	B								
B11	1	12"	24"		2	5	21'-6"	T					12	3	A	1 @ 6"o.c., 5 @ 12"o.c.
					2	6	15'-0"	B								
B12	1	12"	24"		2	5	22'-0"	T					12	3	A	1 @ 6"o.c., 5 @ 12"o.c.
					2	6	14'-6"	B								
B13	1	12" / 16 1/2"	24"		2	5	25'-6"	T					14	3	A	1 @ 6"o.c., 6 @ 12"o.c.
					2	6	17'-4"	B								
B14	4	12"	24"		2	5	25'-6"	T					14	3	A	1 @ 6"o.c., 6 @ 12"o.c.
					2	6	17'-4"	B								
B15	2	12"	24"		2	5	14'-0"	T					8	3	A	1 @ 6"o.c., 3 @ 12"o.c.
					2	6	10'-0"	B								
B16	1	12"	24"		2	5	17'-6"	T					12	3	A	1 @ 6"o.c., 5 @ 12"o.c.
					2	6	14'-0"	B								
B17	1	12"	24"		2	5	17'-6"	T					12	3	A	1 @ 6"o.c., 5 @ 12"o.c.
					2	6	14'-0"	B								
B18	1	12"	24"		2	5	18'-0"	T					12	3	A	1 @ 6"o.c., 5 @ 12"o.c.
					2	6	13'-6"	B								
B19	1	12"	24"		2	5	25'-6"	T					14	3	A	1 @ 6"o.c., 6 @ 12"o.c.
					2	6	17'-4"	B								
B20	1	12"	24"		2	4	10'-0"	T					10	3	A	1 @ 6"o.c., 4 @ 12"o.c.
					2	5	10'-0"	B								
B21	1	12"	24"		2	4	10'-0"	T					10	3	B	1 @ 6"o.c., 4 @ 12"o.c.
					2	5	10'-0"	B								
B22	1	12"	24"			4	10'-0"	T					12	3	B	3 @ 6"o.c., 3 @ 12"o.c.
						5	10'-0"	B								
B23	1	12"	24"			4	9'-6"	T					8	3	B	1 @ 6"o.c., 3 @ 12"o.c.
						5	9'-6"	B								
B24	2	12"	24"			4	10'-6"	T					8	3	B	1 @ 6"o.c., 3 @ 12"o.c.
						5	10'-6"	B								
B25	1	12"	24"			4	10'-6"	T					8	3	A	1 @ 6"o.c., 3 @ 12"o.c.
						5	10'-6"	B								

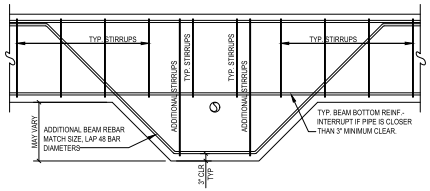
NOTE: LENGTH GIVEN DOES NOT INCLUDE BENDS OR HOOKS.
NOTE: WIDEN BEAMS OVER PIERS AS NOTED ON PLAN.
AT B20 ADD (3) #6 TOP & BOTTOM @ 45 DEGREE ANGLE FROM B14 TO B20.

STIRRUP TYPES

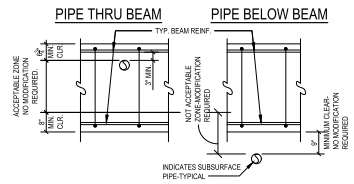


TYPICAL PIER DETAIL
NOT TO SCALE

PIPE INTERRUPTING BEAM REINF.



PIPE THRU BEAM — PIPE BELOW BEAM



TYPICAL PIPE/DRAIN THRU BEAM DETAILS
NOT TO SCALE

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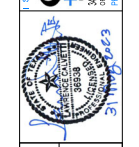

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REVISIONS	BY

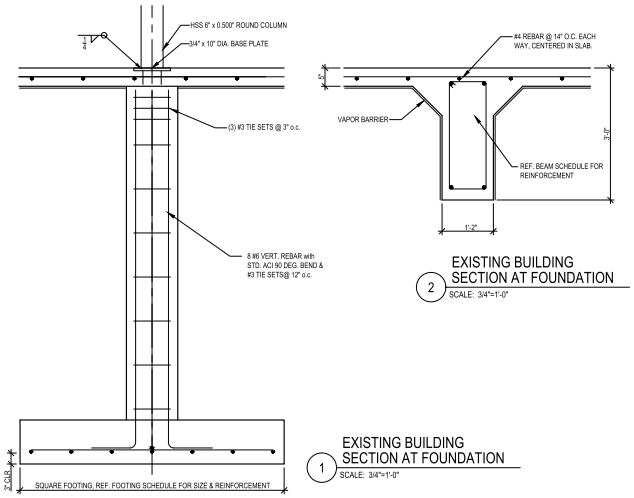
THE STERLING
803 W. COMMERCE STREET

SCHEDULES + TYPICAL DETAILS

Date: 05.31.2023
Scale: AS NOTED
Drawn by: LC|SEC
Job Number:
Sheet Number: S0.02
Sheet of NINE

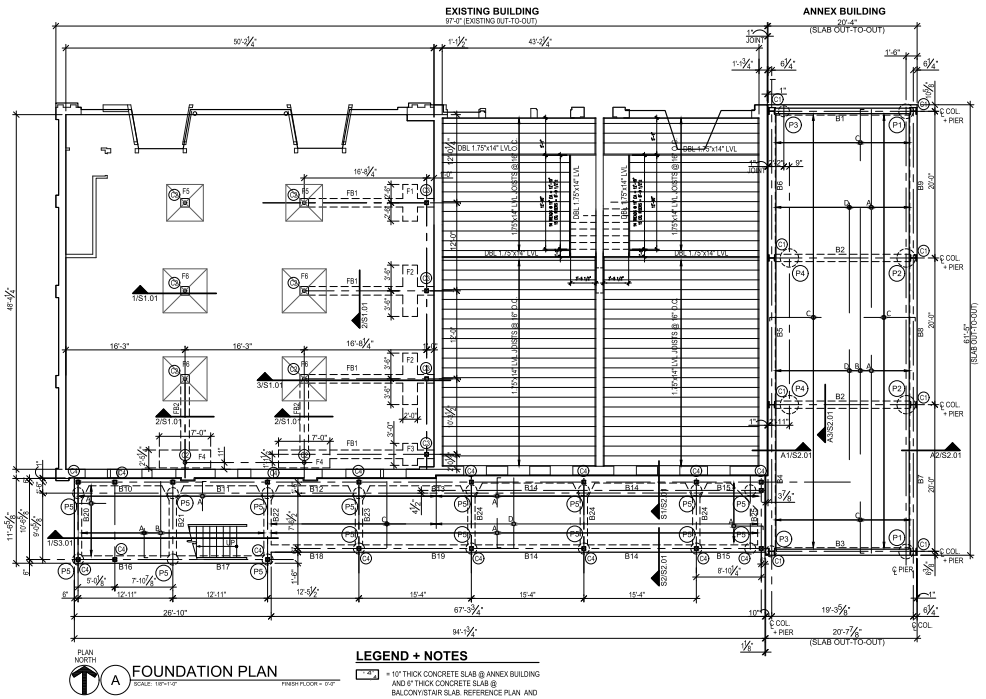
ANNEX BUILDING SLAB REINFORCING SCHEDULE		
PROVIDE #4 @ 18"o.c. TEMP. STEEL ON TOP OF & PERPENDICULAR TO BOTTOM LAYER SLAB STEEL		
A	#6 x 27'-0" @ 12"o.c.	BOTTOM
B	#6 x 33'-6" @ 12"o.c.	BOTTOM
C	#4 x 6"[7'-0" @ 10"o.c.	TOP
D	#6 x 15'-0" @ 10"o.c.	TOP

FIRST LEVEL COLUMN BASE/CAP PLATE SCHEDULE					
TYPE	COL. SIZE	BASE + CAP P. THK. x L x W ,IN.	NO. BOLT DIA. x EMBED.	BOLT TYPE	NOTES
C1	W10x68	1/2"x12"x12"	(4) 3/4"Ø x 8"	H.C.A.	
C2	HSS 6x0.500 ROUND	3/4"x10" DIA.	(4) 3/4"Ø x 8"	H.C.A.	
C3	HSS 6x6x1/2	3/4"x10" DIA.	(4) 3/4"Ø x 8"	H.C.A.	
C4	HSS 6x6x1/4	1/2"x8"x8"	(2) 5/8"Ø x 6"	H.C.A.	
C5	HSS 6x0.500 ROUND	3/4"x10"x10"	(4) 5/8"Ø x 6"	H.C.A.	TITEN H.D.



1 EXISTING BUILDING SECTION AT FOUNDATION
SCALE: 3/4"=1'-0"

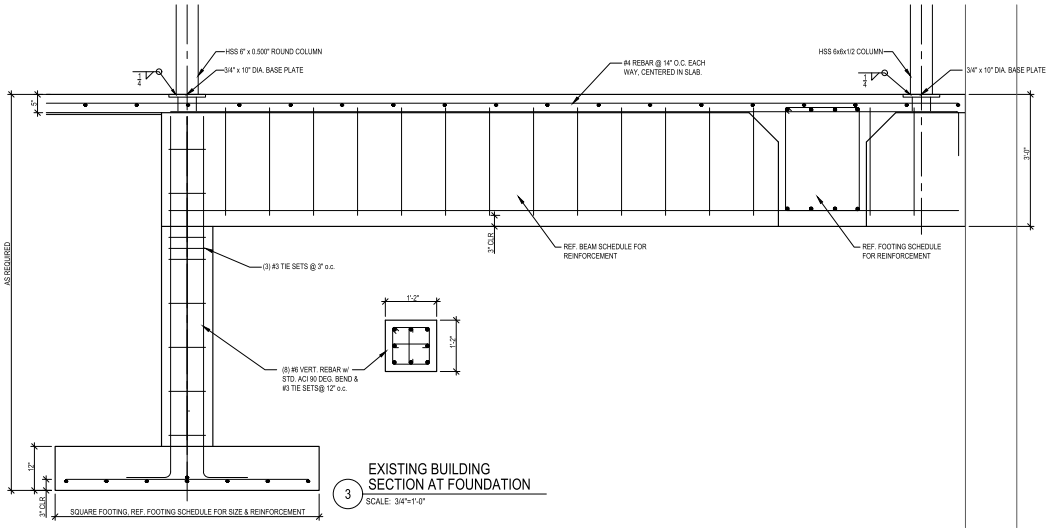
2 EXISTING BUILDING SECTION AT FOUNDATION
SCALE: 3/4"=1'-0"



A FOUNDATION PLAN
SCALE: 1/8"=1'-0"

LEGEND + NOTES

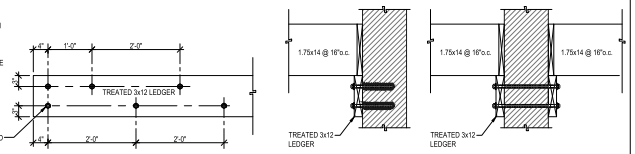
- "-4" = 10" THICK CONCRETE SLAB @ ANNEX BUILDING AND 6" THICK CONCRETE SLAB @ BALCONY/STAIR SLAB. REFERENCE PLAN AND SLAB REINFORCING SCHEDULE
- B# = CONCRETE BEAM REFERENCE BEAM SCHEDULE.
- C# = STEEL COLUMN REFERENCE COLUMN SCHEDULE.
- P# = CONCRETE PIER REFERENCE TYPICAL PIER DETAIL
- = SLAB REINFORCING REFERENCE SCHEDULE.



3 EXISTING BUILDING SECTION AT FOUNDATION
SCALE: 3/4"=1'-0"

SIMPSON SET ANCHORING ADHESIVE

3/4"Ø THREADED RODS COMPLYING WITH ASTM F-1554 GRADE 36 MIN. ALL HOLES DRILLED WITH A 1" DIAMETER CARBIDE-TIPPED DRILL BIT WITH THE DRILL SET TIN THE ROTATION-ONLY MODE MOTAR NET STRENGTH NNED TO BE A LEAST 50 PSI. STRAIGHT THREADED TOO EMBEDDED 8" (INCHES) INTO THE WALL WITH A 31/32" DIAMETER BY 8-INCH SCREEN TUBE (PART #ETS758 OR ETS758P).



A EXISTING BUILDING LEDGER ATTACHMENT
SCALE: 3/4"=1'-0"

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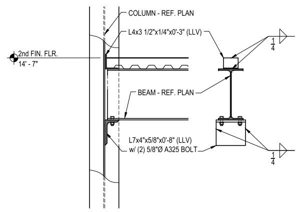
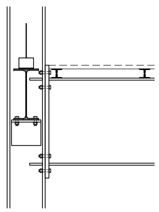
REVISIONS	BY

THE STERLING
803 W. COMMERCE STREET
FOUNDATION/FOOTING PLAN

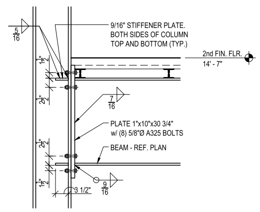
Date: 05.31.2023
Scale: AS NOTED
Drawn by: LC|SEC
Job Number:
Sheet Number: S1.01
Sheet of NINE



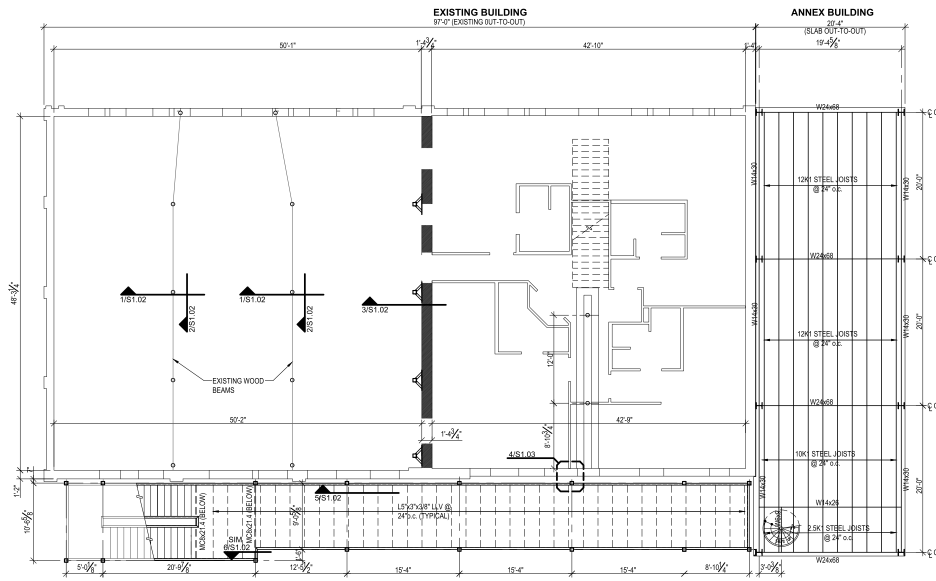
1A ANNEX BUILDING SECTION AT 2nd FLOOR
SCALE: 3/4"=1'-0"



2A ANNEX BUILDING SECTION AT 2nd FLOOR
SCALE: 3/4"=1'-0"



3A ANNEX BUILDING SECTION AT 2nd FLOOR
SCALE: 3/4"=1'-0"

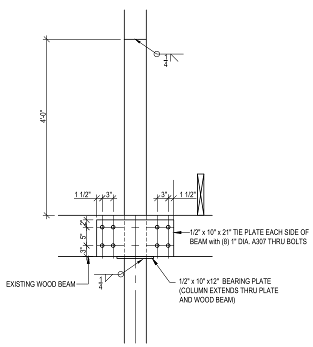


A SECOND FLOOR PLAN
SCALE: 1/8"=1'-0" FINISH FLOOR = 0'-0"

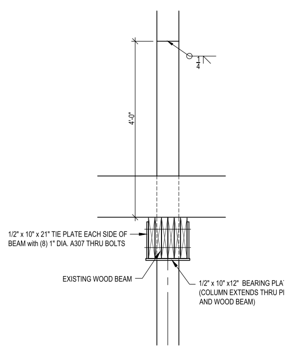
LEGEND & NOTES

ANNEX ADDITION NEW 2nd FLOOR CONSTRUCTION
2 1/2" CONC. OVER 0.6C28 GAGE DECK REINFORCED w/ 6x6-W4.0xW4.0 (FLAT SHEETS) FOR 3" SLAB TOTAL

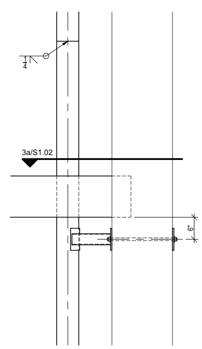
STAIRS, LANDINGS AND BALCONY CONSTRUCTION
2" CONCRETE OVER 12 GAGE STEEL PANS



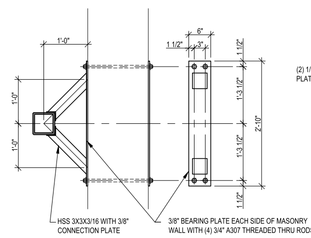
1 WEST MASONRY BUILDING SECTION AT 2nd FLOOR
SCALE: 3/4"=1'-0"



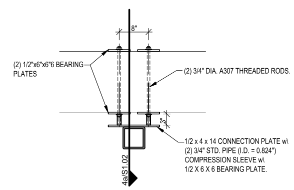
2 EXISTING BUILDING SECTION AT 2nd FLOOR
SCALE: 3/4"=1'-0"



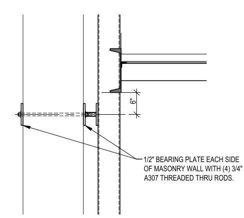
3 EXISTING BUILDING SECTION AT 2nd FLOOR
SCALE: 3/4"=1'-0"



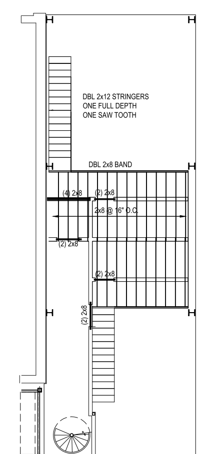
3a COLUMN BRACE DETAIL AT EAST WALL OF WEST BUILDING
SCALE: 3/4"=1'-0" 4 REQ'D @ 2nd FLOOR AND AT ROOF



4 ENLARGED PLAN AT NEW WALKWAY COLUMN AT 2nd FLOOR
SCALE: 3/4"=1'-0"



4a SECTION AT NEW WALKWAY COLUMN AT 2nd FLOOR
SCALE: 3/4"=1'-0"



LOFT FLOOR PLAN
SCALE: 1/8"=1'-0" FINISH FLOOR = 0'-0"

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F-16036

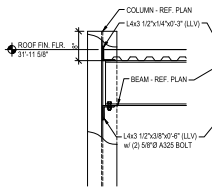
CALVETTI + ASSOCIATES
342 WILKINS AVE | SAN ANTONIO | TEXAS | 78210
PROJ. NO. 21039

MAINSTREET ARCHITECTS INC.
709 AVENUE 3, SAN ANTONIO, TEXAS 78215 2107329268

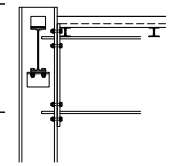
REVISIONS	BY

THE STERLING
803 W. COMMERCE STREET
2nd FLOOR FRAMING PLAN

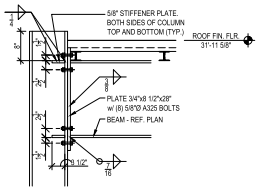
Date: 05.31.2023
Scale: AS NOTED
Drawn by: LC|SEC
Job Number:
Sheet Number:
S1.02
Sheet of NINE



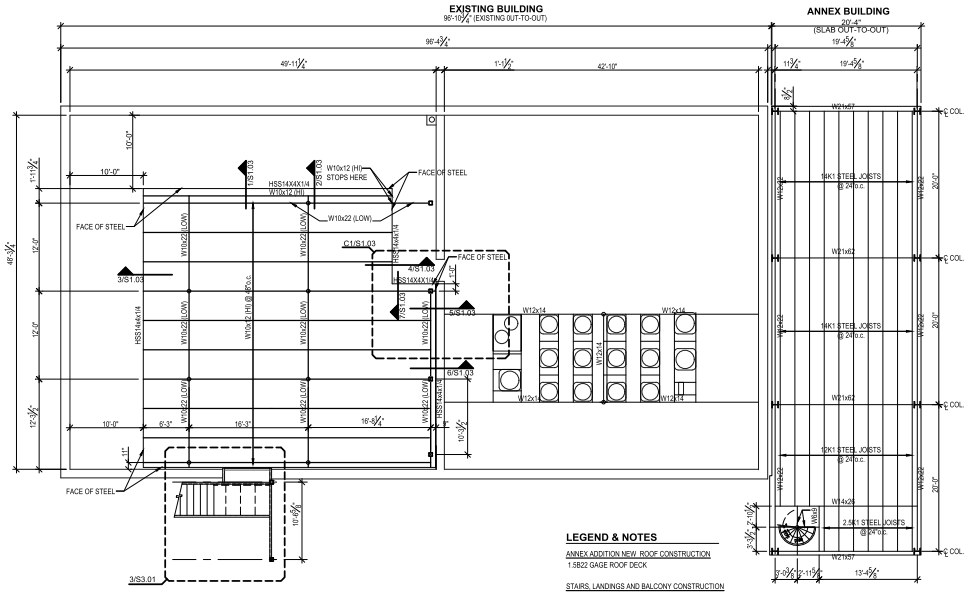
1A ANNEX BUILDING SECTION AT ROOF
SCALE: 3/4"=1'-0"



2A ANNEX BUILDING SECTION AT ROOF
SCALE: 3/4"=1'-0"



3A ANNEX BUILDING SECTION AT ROOF
SCALE: 3/4"=1'-0"



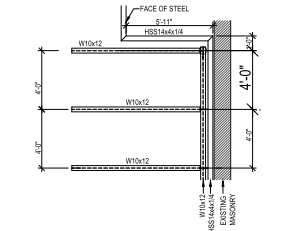
PLAN NORTH
A ROOF/DECK PLAN
SCALE: 1/8"=1'-0" FINISH FLOOR = 0'-0"

LEGEND & NOTES

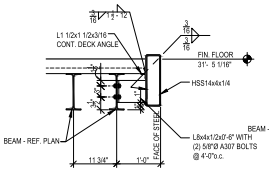
ANNEX ADDITION NEW ROOF CONSTRUCTION
1.5B22 GAGE ROOF DECK

STAIRS, LANDINGS AND BALCONY CONSTRUCTION
2" CONCRETE OVER 12 GAGE STEEL PANS

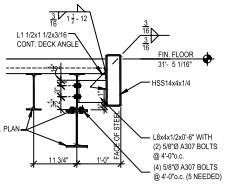
ELEVATED DECK OVER ROOF CONSTRUCTION
2 1/2" CONC. OVER 1.5C24 GALV. DECK REINFORCED
w/ 6x6-W1.4xW1.4 (FLAT SHEETS) FOR 4" SLAB TOTAL



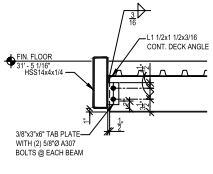
PLAN NORTH
C1 PARTIAL ENLARGED ROOF FRAMING PLAN
SCALE: 1/4"=1'-0" FINISH FLOOR = 141'-7"



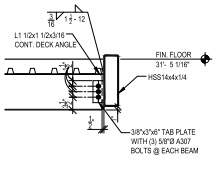
1 DETAIL
SCALE: 3/4"=1'-0"



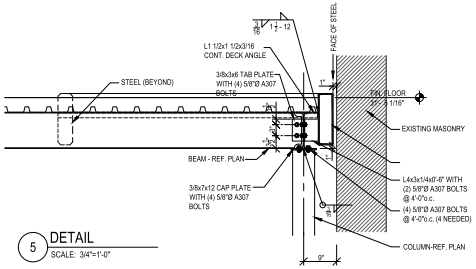
2 DETAIL
SCALE: 3/4"=1'-0"



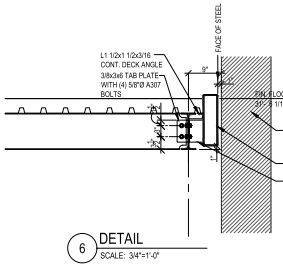
3 DETAIL
SCALE: 3/4"=1'-0"



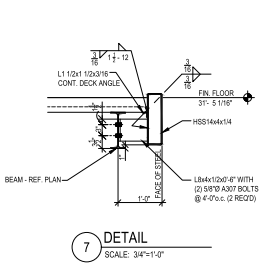
4 DETAIL
SCALE: 3/4"=1'-0"



5 DETAIL
SCALE: 3/4"=1'-0"



6 DETAIL
SCALE: 3/4"=1'-0"



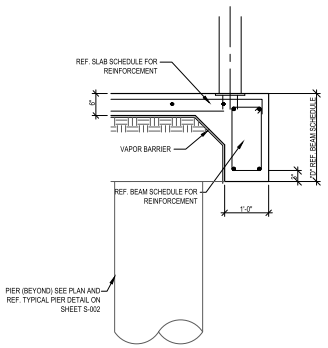
7 DETAIL
SCALE: 3/4"=1'-0"

ISSUED FOR PERMIT
F-16036
CALVETTI + ASSOCIATES
345 LIVE OAK | SAN ANTONIO | TEXAS | 78209
OFFICE 210.824.8181 FAX 210.824.8183
calvetti-associates.com
TBPE FIRM REGISTRATION #F-16036
PROJ. NO. 21039
LAWRENCE S. CALVETTI
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TEXAS
31 MAY 2023
MAINSTREET
ARCHITECTS INC.
709 AVENUE S SAN ANTONIO, TEXAS 78215 2107329268

REVISIONS	BY

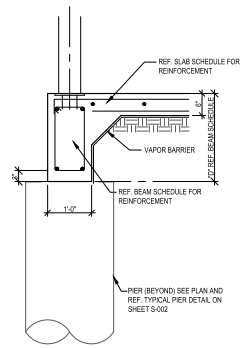
THE STERLING
803 W. COMMERCE STREET
ROOF FRAMING PLAN

Date: 05.31.2023
Scale: AS NOTED
Drawn by: LC|SEC
Job Number:
Sheet Number: S1.03
Sheet of NINE



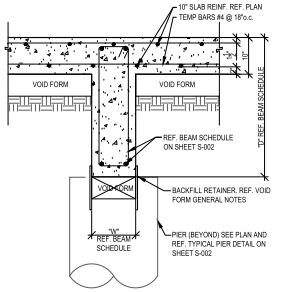
SECTION: STAIR AT FOUNDATION

S2 SCALE: 3/4"=1'-0"



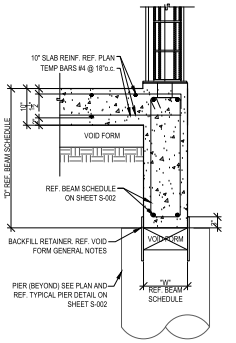
SECTION: STAIR AT FOUNDATION

S1 SCALE: 3/4"=1'-0"



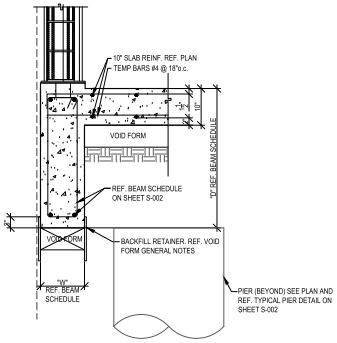
SECTION: ANNEX INTERIOR SECTION

A3 SCALE: 3/4"=1'-0"



SECTION: ANNEX EXTERIOR SECTION

A2 SCALE: 3/4"=1'-0"



SECTION: ANNEX EXTERIOR SECTION

A1 SCALE: 3/4"=1'-0"

ISSUED FOR PERMIT

ALVETTI + ASSOCIATES
F-10306
345 LIVE OAK | SAN ANTONIO | TEXAS | 78212
PH: 210.824.4141 FAX: 210.824.4143
alvetti-associates
PROJ. NO. 21039

MAINSTREET

ARCHITECTS INC.
709 AVENUE S SAN ANTONIO, TEXAS 78215 2107322688

REVISIONS	BY

THE STERLING

803 W. COMMERCE STREET

FOUNDATION SECTION: ANNEX + STAIR

Date: 05.31.2023

Scale: AS NOTED

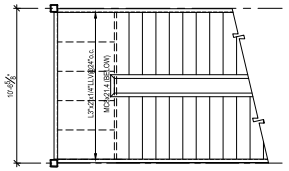
Drawn by: LC|SEC

Job Number:

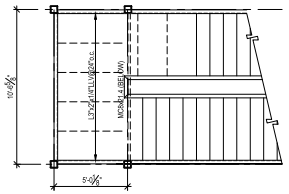
Sheet Number:

S2.01

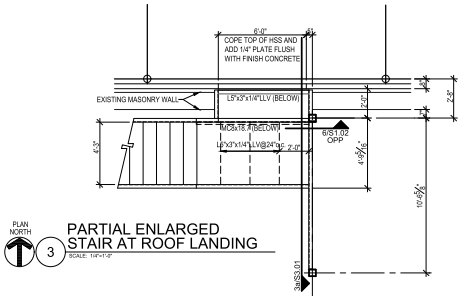
Sheet of NINE



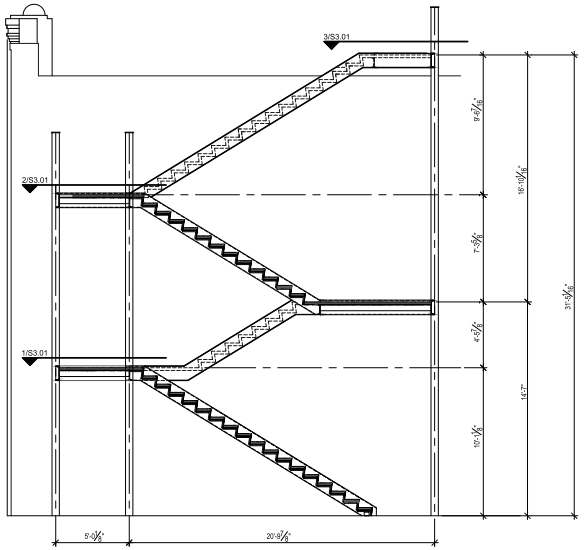
PLAN NORTH 2 PARTIAL ENLARGED STAIR AT SECOND LANDING
SCALE: 1/4"=1'-0"



PLAN NORTH 1 PARTIAL ENLARGED STAIR AT FIRST LANDING
SCALE: 1/4"=1'-0"

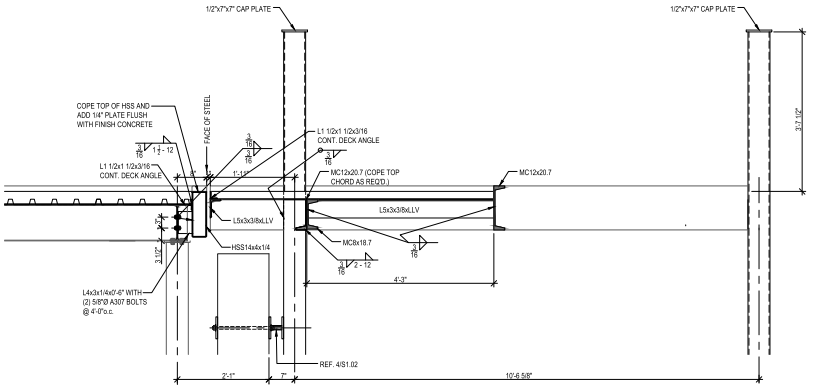


PLAN NORTH 3 PARTIAL ENLARGED STAIR AT ROOF LANDING
SCALE: 1/4"=1'-0"



A SECTION AT EXTERIOR STAIRS
SCALE: 1/4"=1'-0"

NOTE: STAIR AND DETAILS ARE SHOWN FOR INTENT. MATERIAL SIZES AND DIMENSIONS ONLY. FABRICATOR MAY ADJUST AS REQUIRED FOR FABRICATION. WELDED CONNECTIONS NOT SHOWN SHALL BE DETAILED BY THE STAIR FABRICATOR/SUPPLIER FOR ENGINEER'S REVIEW. DL 45 PSF, LL 100 PSF
STRINGER AND BEAMS ARE C12X20.7.



3a SECTION: ROOF/DECK LANDING
SCALE: 3/4"=1'-0"

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F-10035
345 HAVINS AVE | SAN ANTONIO | TEXAS | 78210
OFFICE: (210) 533-8181 | FAX: (210) 533-8182
PRJ. NO. 21039

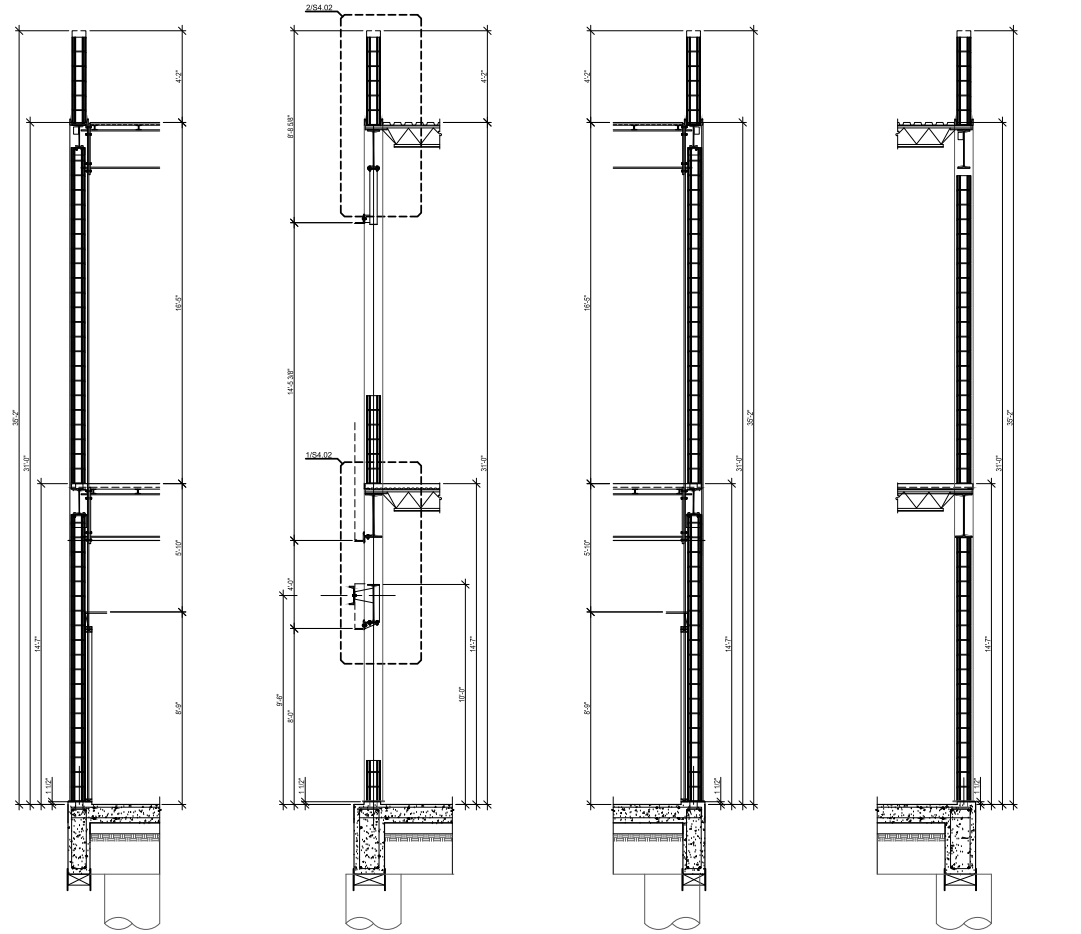
MAINSTREET ARCHITECTS INC.
709 AVENUE S SAN ANTONIO, TEXAS 78215 2107329268

REVISIONS	BY

THE STERLING
803 W. COMMERCE STREET

STAIR FRAMING

Date: 05.31.2023
Scale: AS NOTED
Drawn by: LC|SEC
Job Number:
Sheet Number: S3.01
Sheet of NINE



1 ANNEX BUILDING WEST WALL SECTION
SCALE: 3/8"=1'-0"

2 ANNEX BUILDING NORTH WALL SECTION
SCALE: 3/8"=1'-0"

3 ANNEX BUILDING EAST WALL SECTION
SCALE: 3/8"=1'-0"

4 ANNEX BUILDING SOUTH WALL SECTION
SCALE: 3/8"=1'-0"

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ALVETTI + ASSOCIATES
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307 HAVENS AVE | SAN ANTONIO | TEXAS | 78210
210.762.0404 | www.alvetti.com | TBPE REGISTRATION NO. F-10035
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ARCHITECTS INC.
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REVISIONS	BY

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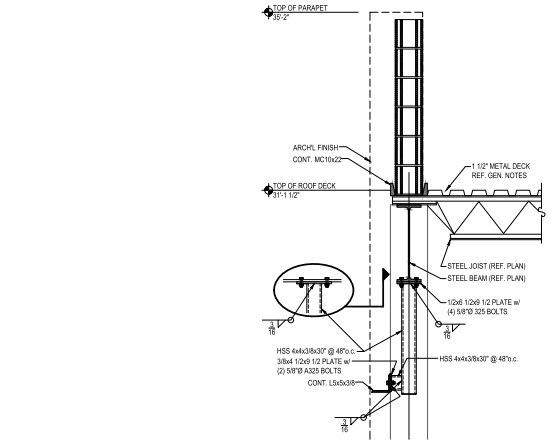
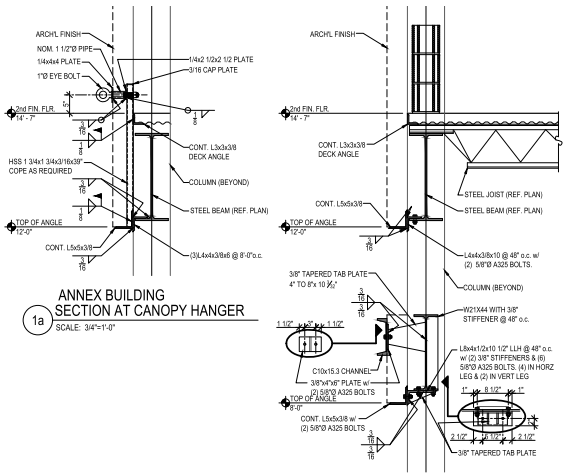
803 W. COMMERCE STREET

FULL-HEIGHT WALL SECTIONS

Date: 05.31.2023
Scale: AS NOTED
Drawn by: LC|SEC
Job Number:
Sheet Number: S4.01
Sheet of NINE



ANNEX BUILDING
SECTION AT ROOF
2 SCALE: 3/4"=1'-0"



ANNEX BUILDING
SECTION AT CANOPY HANGER
1a SCALE: 3/4"=1'-0"

ANNEX BUILDING
SECTION AT 2nd FLOOR
1 SCALE: 3/4"=1'-0"

ISSUED FOR PERMIT
F-16036

CALVETTI + ASSOCIATES
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PH: 210.533.4191 | FAX: 210.533.4192
calvetti + associates
architecture

PROJ. NO. 21039

MAINSTREET
ARCHITECTS INC.

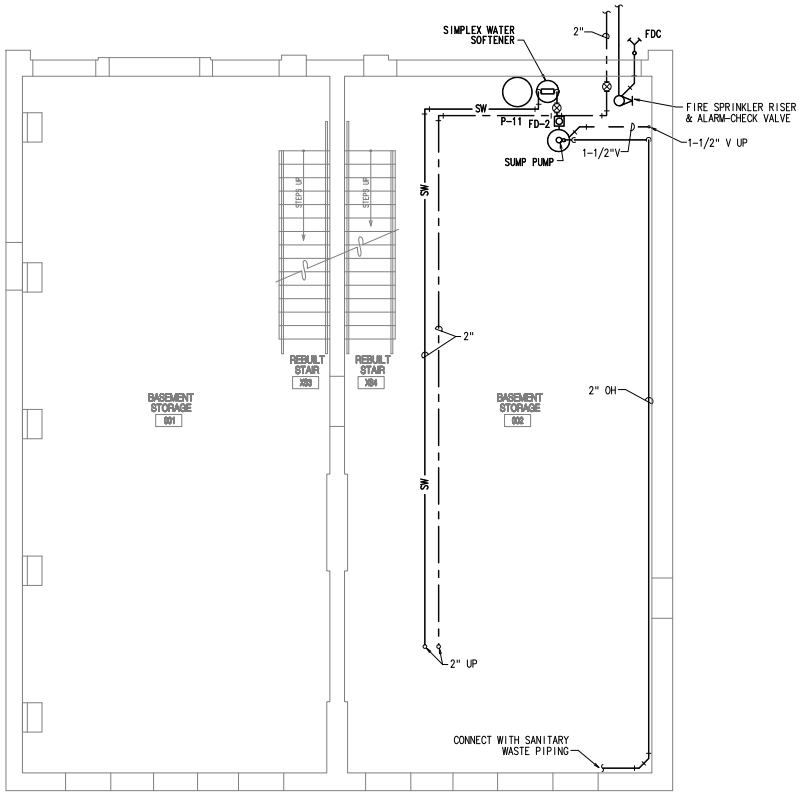
709 AVENUE S SAN ANTONIO, TEXAS 78215 2107332698

REVISIONS	BY

THE STERLING
803 W. COMMERCE STREET

WALL DETAILS

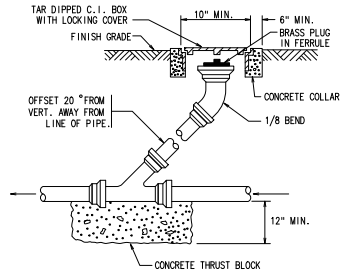
Date: 05.31.2023
Scale: AS NOTED
Drawn by: LC|SEC
Job Number:
Sheet Number:
S4.02
Sheet of NINE



NORTH

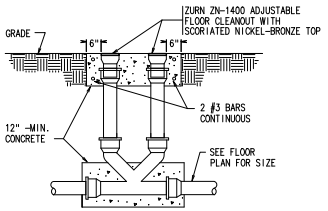
1 BASEMENT FLOOR PLAN - PLUMBIING

SCALE: 1/4" = 1' - 0"



3 DETAIL - YARD CLEANOUT

NO SCALE:



2 DETAIL - DOUBLE CLEANOUT

NO SCALE:

Consultant's Seal:
STATE OF TEXAS
JAMES T. RODRIGUEZ
43850
REGISTERED PROFESSIONAL ENGINEER
06/02/2025

Consultant:
JAMES T. RODRIGUEZ CONSULTING ENGINEERS, INC.
1200 Northeast Loop 410 Suite 210
San Antonio, Texas 78209
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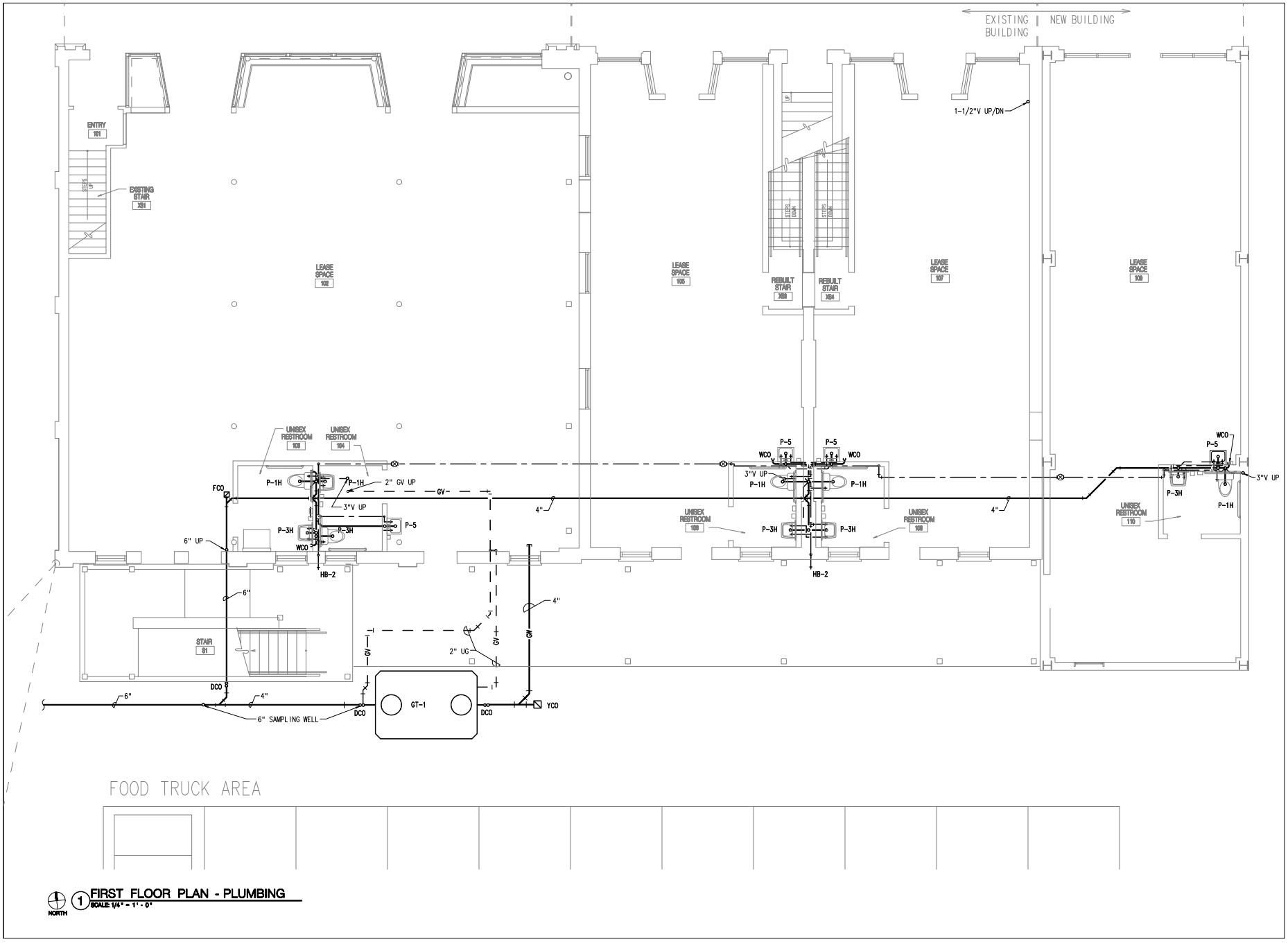
TEXAS ENGINEERING FIRM REGISTRATION NO. F-877

MAINSTREET
ARCHITECTS INC.
709 AVENUE E SAN ANTONIO, TEXAS 78215 210.782.8888

REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

Date: 05/02/2025
Scale: 1/4" = 1'-0"
Drawn by: RRL
Job Number:
Sheet Number:
P-1
Sheet 1 of 8



NORTH

1 FIRST FLOOR PLAN - PLUMBING

SCALE: 1/4" = 1'-0"

Consultant's Seal:

STATE OF TEXAS
JAMES T. RODRIGUEZ
43850
REGISTERED PROFESSIONAL ENGINEER
06/02/2023

Consultant:

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MAINSTREET
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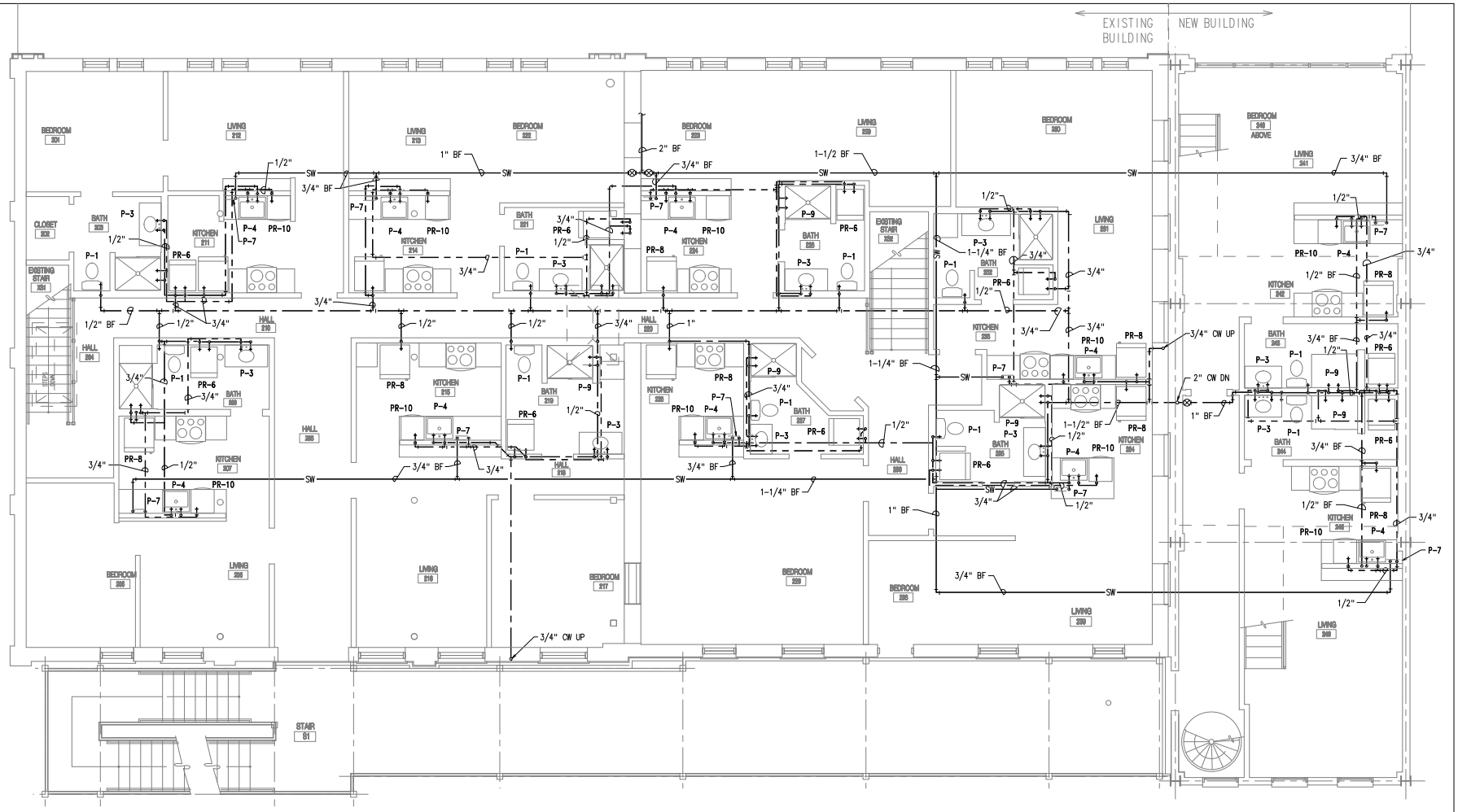
709 AVENUE E SAN ANTONIO, TEXAS 78215 210.782.8888

REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

Date:	06/02/2023
Scale:	1/4" = 1'-0"
Drawn by:	RRL
Job Number:	
Sheet Number:	P-2
Sheet:	2 of 8



NORTH

1 SECOND FLOOR PLAN - PLUMBING

SCALE: 1/4" = 1' - 0"

Consultant's Seal:

STATE OF TEXAS
JAMES T. RODRIGUEZ
43850
REGISTERED PROFESSIONAL ENGINEER
06/02/2025

Consultant:

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ARCHITECTS INC.
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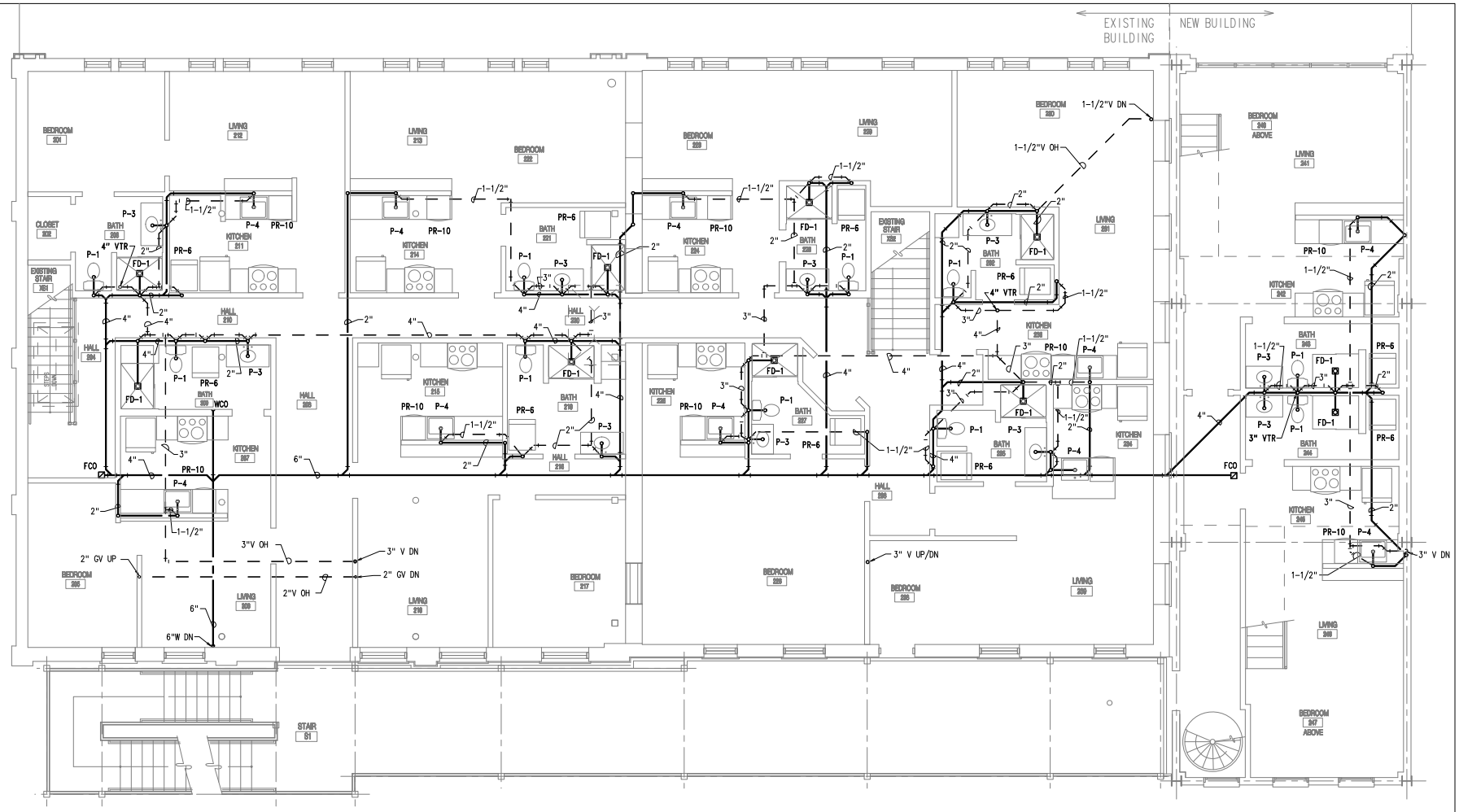
REVISIONS	BY

THE STERLING
SAN ANTONIO, TEXAS 78207
830 W. COMMERCE STREET

Date: 06/02/2025
Scale: 1/4" = 1' - 0"
Drawn by: RRL
Job Number:
Sheet Number:
P - 3
Sheet 8 of 8



NORTH

1 SECOND FLOOR PLAN - PLUMBING

SCALE: 1/4" = 1' - 0"

Consultant's Seal:

STATE OF TEXAS
JAMES T. RODRIGUEZ
43850
REGISTERED PROFESSIONAL ENGINEER
06/02/2025

Consultant:

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MAINSTREET
ARCHITECTS INC.
709 AVENUE E SAN ANTONIO, TEXAS 78215 210.782.8888

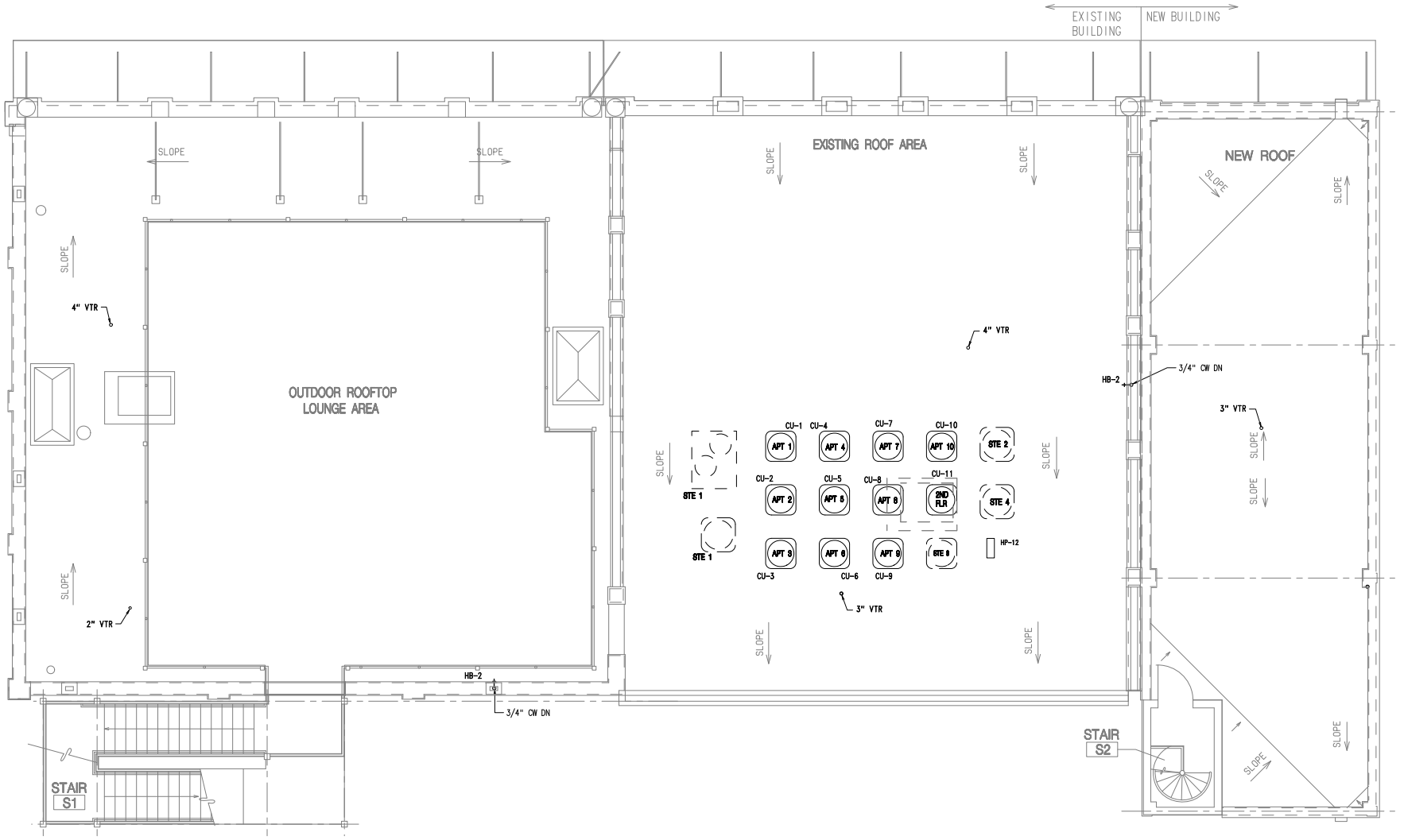
REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

Date: 06/02/2025
Scale: 1/4" = 1'-0"
Drawn by: RRL
Job Number:
Sheet Number:

P - 4

Sheet 4 of 8



NORTH

1 ROOF FLOOR PLAN - PLUMBING

SCALE: 1/4" = 1' - 0"

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06/02/2025

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Date: 06/02/2025
Scale: 1/4" = 1'-0"
Drawn by: RRL
Job Number:
Sheet Number: P-5
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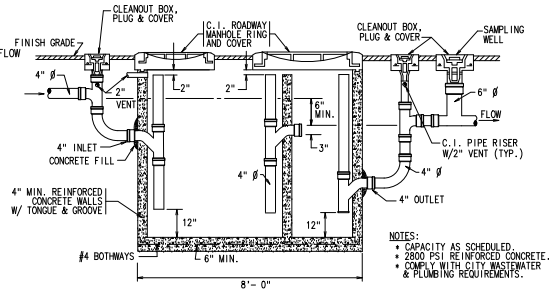


8 DETAIL - GREASE TRAP
NO SCALE:

PUMP SCHEDULE

MARK:	SP-1	
DESCRIPTION:	CRAWLSPACE SUMP PUMP	
GPM:	30	
DISCHARGE:	1-1/4"	
HEAD (FT):	10 FT	
NO. OF PUMPS:	1	
MOTOR:	1/3 HP	
FLA:	7.2 A	
VOLTAGE:	115 VOLTS	
MANUFACTURER:	WEIL	
MODEL:	1408	

PUMP SCHEDULE NOTES:

A. PROVIDE HIGH WATER ALARM TO SERVE SP-1 EQUAL TO SJE RHOMBUS TANK ALERT XT WITH REMOVE FLOAT SWITCH.

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	WASTE	VENT	COLD WATER	HOT WATER	SOFT WATER	MOUNTING HEIGHT (IN)	REMARKS
P-1	WATER CLOSET	4"	3"	1/2"			18-19" TO TOS	FLOOR MOUNTED, TANK TYPE, HIGH EFFICIENCY TOILET, ELONGATED BOWL
P-1H	WATER CLOSET	4"	3"	1/2"			18-19" TO TOS	FLOOR MOUNTED, TANK TYPE, HIGH EFFICIENCY TOILET, ELONGATED BOWL
P-3	LAVATORY, COUNTER	1-1/2"	1-1/4"	1/2"	1/2"		COUNTER	BUILT-IN COUNTERTOP LAVATORY WITH FAUCET WITH POP-UP DRAIN WATER CONSERVATION FAUCET
P-3H	LAVATORY, WALL HUNG	1-1/2"	1-1/4"	1/2"	1/2"		27" TO DRAIN	WALL HUNG ADA LAVATORY FAUCET WITHOUT POP-UP DRAIN WATER CONSERVATION FAUCET
P-4	KITCHEN SINK, 1 COMPARTMENT	1-1/2"	1-1/2"	1/2"	1/2"		COUNTER	STAINLESS STEEL SINK WITH SWING SPOUT AND FAUCET WITH DISPOSAL WATER CONSERVATION FAUCET
P-5	SERVICE SINK,	3"	2"	1/2"	1/2"		FLOOR	RECTANGULAR MOP SINK, AND FAUCET WITH PALE HOOK, HOSE & HOSE BRACKET
PR-6	WASHER ROUGH-IN	2"	1-1/2"	1/2"	1/2"		RECESSED WALL	WASHER CONNECTION WITH RECESSED BOX & SHUTOFF VALVES FOR WATER
P-7	WATER HEATER, TANKLESS				3/4"	3/4"	WALL	TANKLESS ELECTRIC WATER HEATER. WITH 20 KW, 208 VOLT, 1 PH HEATING ELEMENT. EEMAX HA27240 OR EQUAL.
PR-8	REFRIGERATOR ICE MAKER ROUGH-IN				1/2"		RECESSED WALL	REFRIGERATOR ICE MAKER CONNECTION IN RECESSED BOX WITH 6 FT OF 3/8" TUBING
P-9	SHOWER	2"	1-1/4"	1/2"	1/2"		FLOOR/ WALL	SHOWER WITH ANTI-SCALD, PRESSURE BALANCED MIXING VALVE WATER CONSERVATION SHOWERHEAD
PR-10	DISHWASHER ROUGH-IN	1" I			1/2"		COUNTER	ELECTRIC DISHWASHER WITH INDIRECT DRAIN CONNECTION TO DISPOSAL INTAKE ON SINK
P-11	WATER SOFTENER			1-1/2"		1-1/2"	FLOOR	SIMPLEX WATER SOFTENER, WATTS PWS1512H11 300K GR, 10 CUFT RESIN, 150 LBS BRINE 55 GPM PEAK FLOW AT 25 PSI DROP.
FD-1	FLOOR DRAIN	3"	2"				FLOOR	ROUND SHOWER DRAIN WITHOUT TRAP PRIMER
FD-2	FLOOR DRAIN	3"	2"				FLOOR	MECHANICAL ROOM DRAIN, 9"X9" WITH BOTTOM SEDIMENT STRAINER & TRAP PRIMER
HB-2	HOSE FAUCET			3/4"			WALL	WOODFORD MODEL B24, RECESSED WALL HYDRANT W/INTEGRAL VACUUM BREAKER
GT-1	GREASE INTERCEPTOR	4"	2 @ 2"				UNDER GROUND	1000 GAL, 2 COMPARTMENT, PRE-CAST CONC. GREASE INTERCEPTOR W/ SAMPLING WELL

PLUMBING FIXTURE NOTES:

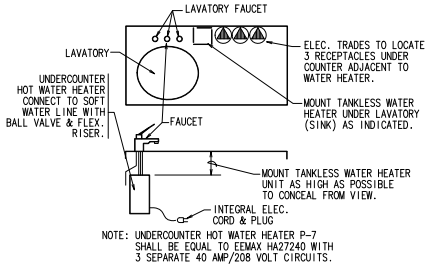
* UNLESS OTHERWISE INDICATED, ALL PLUMBING FIXTURES, INCLUDING FAUCETS, STOPS, SUPPLIES, TAIL PIECES, SEATS, ETC. WILL BE CONTRACTOR FURNISHED, CONTRACTOR INSTALLED.

PLUMBING SYMBOLS

MARK	ITEM	MARK	ITEM
	WASTE PIPING		BALL VALVE
	COLD WATER PIPING		GATE VALVE
	HOT WATER PIPING	P-1	PLUMBING FIXTURE
	CHECK VALVE	C.I.	CAST IRON
	VENT PIPING	BF	BELOW FLOOR
1	NOTE	OH	OVERHEAD
	HOT WATER RETURN PIPING	V	VENT OR VALVE
VTR	VENT THRU ROOF	W	WASTE
FD	FLOOR DRAIN	PR-1	PLUMBING ROUGH-IN
HB	HOSE BIBB	WHA	WATER HAMMER ARRESTOR
HD	HUB DRAIN	T&P	TEMPERATURE & PRESSURE
FCO	FLOOR CLEANOUT	H/C	HANDICAP
SW	SOFT WATER		CONNECT WITH EXISTING
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	FH	FIRE HYDRANT
TPV	TRAP PRIMER VALVE	G	GAS PIPING MEDIUM PRESSURE
RD	ROOF DRAIN PIPING	H	HARD WATER PIPING
ORD	OVERFLOW ROOF DRAIN PIPING		

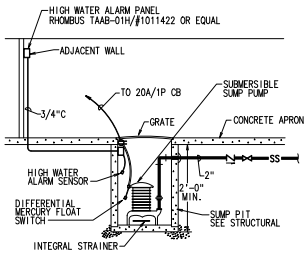
WATER HAMMER ARRESTOR SCHEDULE

MARK	PIPE CONNECT	FIXTURE UNITS	ZURN MODEL NO.
WHA-1	3/4"	1-11	Z-1700-100
WHA-2	1"	12-32	Z-1700-200
WHA-3	1"	33-60	Z-1700-300
WHA-4	1"	61-113	Z-1700-400

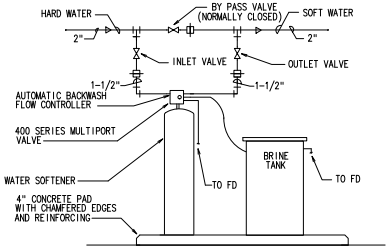


NOTE: UNDERCOUNTER HOT WATER HEATER P-7 SHALL BE EQUAL TO EEMAX HA27240 WITH 3 SEPARATE 40 AMP/208 VOLT CIRCUITS.

UNDERCOUNTER 5 DETAIL - HOT WATER HEATER
NO SCALE:

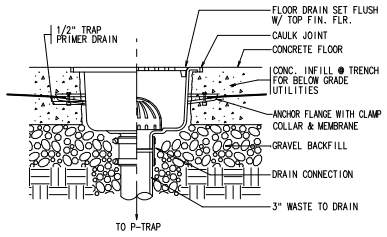


6 DETAIL - SUMP PUMP
NO SCALE:

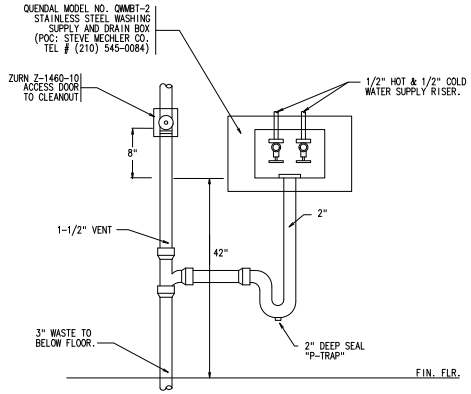


6 DETAIL - WATER SOFTENER
NO SCALE:

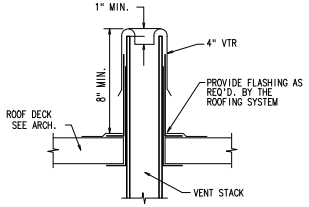
FD-2: ZURN Z-611-P OR EQUAL, 9"x 9" MED. DUTY FLOOR DRAIN LESS GRATE AND TRAP PRIMER CONNECTION.



7 DETAIL - FLOOR DRAIN
NO SCALE:



1 DETAIL - WASHER/DRAIN BOX CONNX.
NO SCALE:



2 DETAIL - VENT THRU ROOF
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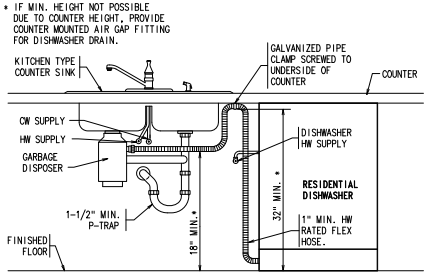
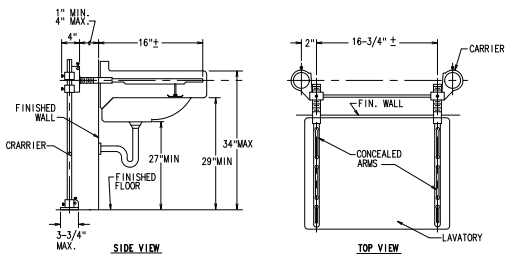


3 DETAIL - DISHWASHER
NO SCALE:



4 DETAIL - LAVATORY INSTALLATION
NO SCALE:

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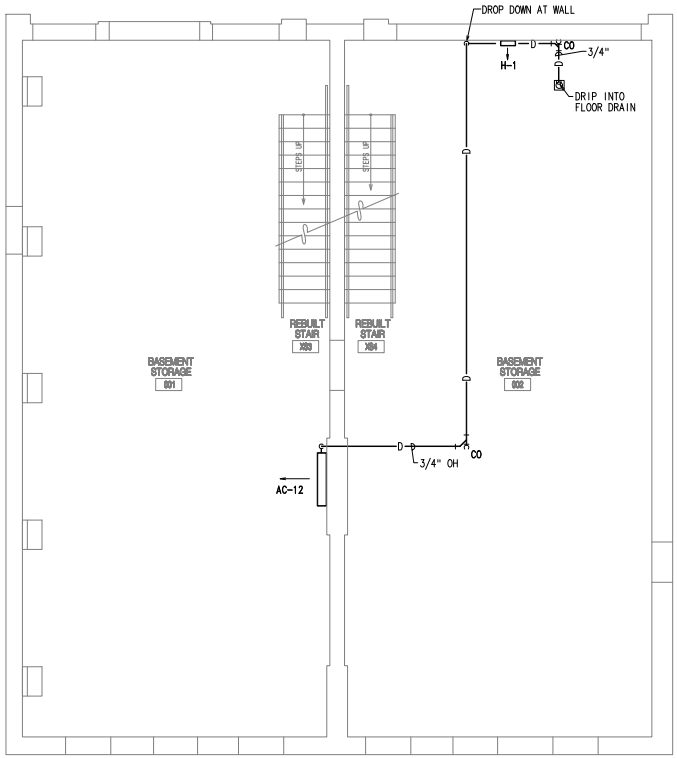
Sheet Number: P-6
Sheet 6 of 6



NORTH

1 BASEMENT FLOOR PLAN - MECHANICAL

SCALE: 1/4" = 1' - 0"

Consultant's Seal:

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Sheet Number:
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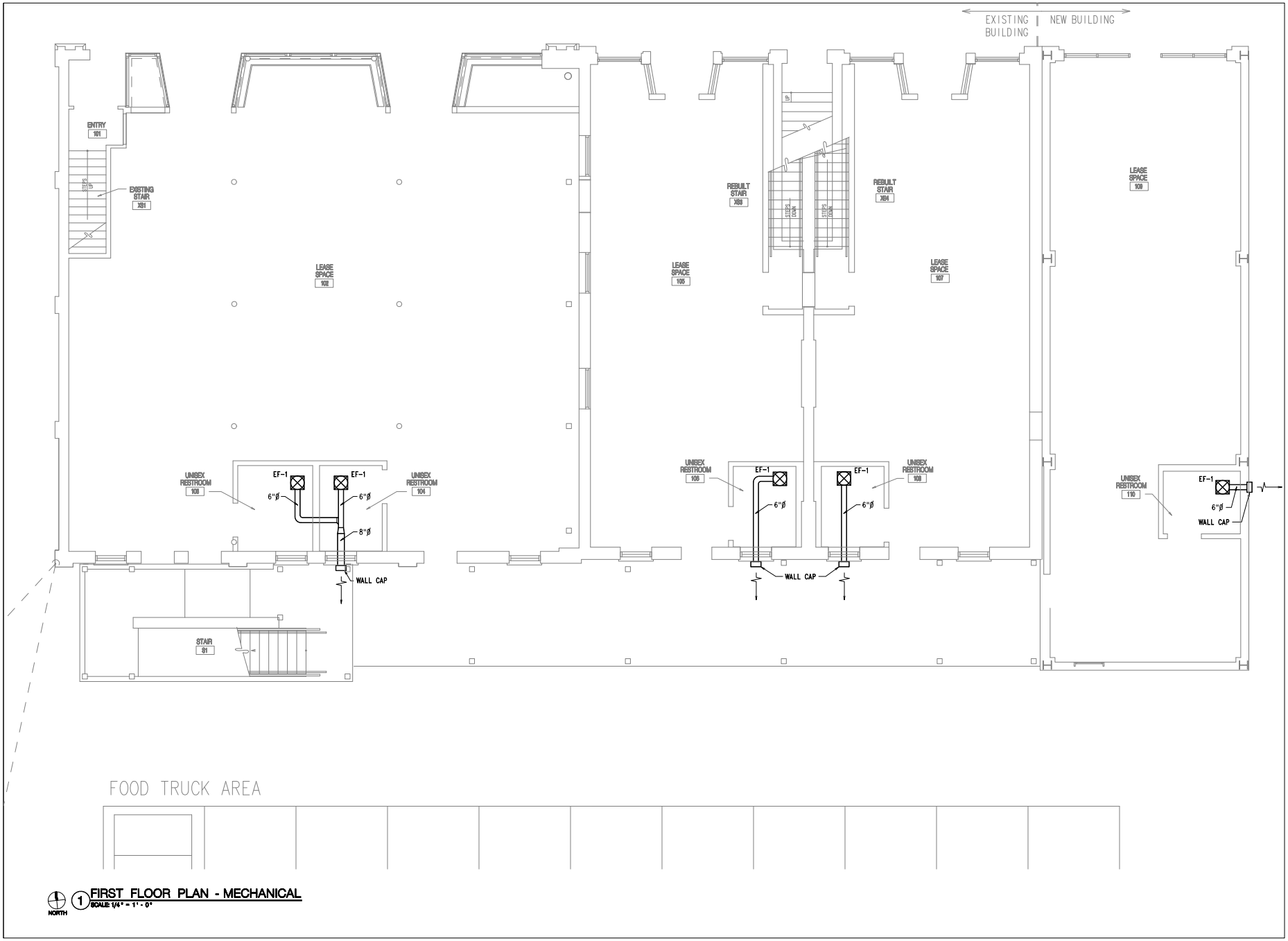

NORTH

1 FIRST FLOOR PLAN - MECHANICAL

SCALE: 1/4" = 1'-0"

Consultant's Seal:

STATE OF TEXAS
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Date: 05/02/2025
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Sheet Number:
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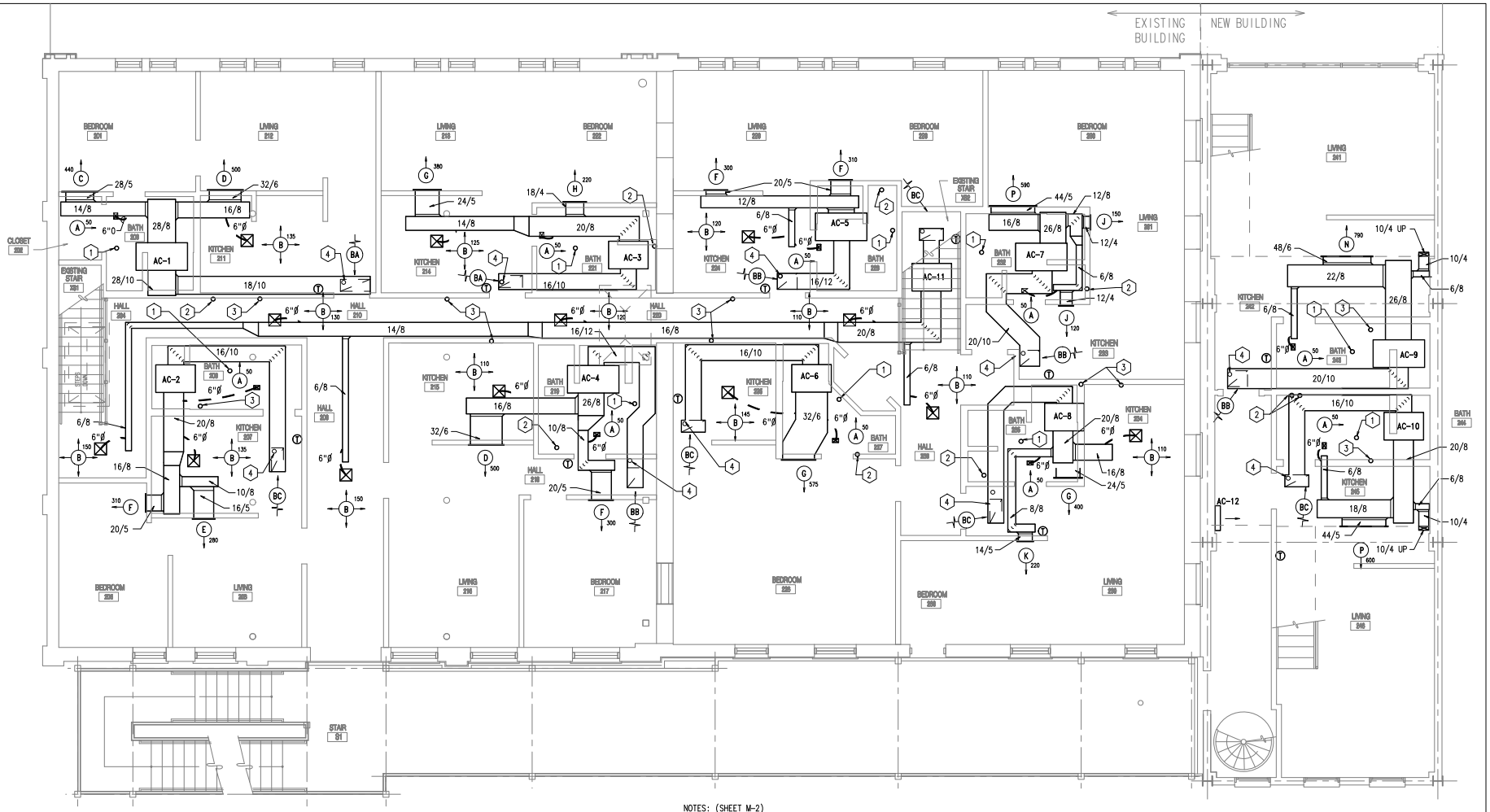

NOTES: (SHEET M-2)

1. PROVIDE CONNECTION TO CEILING EXHAUST FAN (HEAT-VENT-LIGHT) UNIT AND EXTEND 4" DIAMETER EXHAUST DUCT UP THROUGH ROOF AND TERMINATE WITH FLASHED IN WEATHERCAP. OFFSET EXHAUST DUCT AS MAY BE REQUIRED TO AVOID PROXIMITY WITH FINISHED OUT ROOF DECK AND FRESH AIR INLETS.

2. PROVIDE CONNECTION TO CLOTHES DRYER EXHAUST AT WALL BEHIND WASHER/DRYER UNIT AND EXTEND 10/3 DUCT CONCEALED IN WALL AND THEN TRANSITION TO 4" DIAMETER DUCT AND ROUTE UP TO ROOF AND TERMINATE WITH FLASHED IN WEATHERCAP. OFFSET EXHAUST DUCT AS MAY BE REQUIRED TO AVOID PROXIMITY WITH FINISHED OUT ROOF DECK AND FRESH AIR INLETS. IN THE EVENT THAT TOTAL LENGTH OF DRYER EXHAUST DUCT EXCEEDS THE LIMITS REQUIRED BY THE WASHER/DRYER MANUFACTURER FOR EFFECTIVE EXHAUST, THEN PROVIDE A ROOFTOP EXHAUST FAN DESIGNED TO BOOST AIR DISCHARGE.

3. PROVIDE CONNECTION TO RANGE EXHAUST BUILT INTO MICROWAVE OVEN AND EXTEND 4" DIAMETER EXHAUST DUCT UP THROUGH ROOF AND TERMINATE WITH FLASHED IN WEATHERCAP DESIGNED FOR RESIDENTIAL KITCHEN HOOD EXHAUST. OFFSET EXHAUST DUCT AS MAY BE REQUIRED TO AVOID PROXIMITY WITH FINISHED OUT ROOF DECK AND FRESH AIR INLETS.

4. PROVIDE CONNECTION TO DUCT AT RETURN AIR GRILLE AND EXTEND 4" DIAMETER FRESH AIR INTAKE DUCT UP THROUGH ROOF AND TERMINATE WITH FLASHED IN WEATHERCAP. OFFSET FRESH AIR DUCT AS MAY BE REQUIRED TO AVOID PROXIMITY WITH FINISHED OUT ROOF DECK AND MAINTAIN 10 FT MINIMUM DISTANCE FROM ANY EXHAUST OUTLET OR PLUMBING VENT.

NORTH

1 SECOND FLOOR PLAN - MECHANICAL

SCALE: 1/4" = 1' - 0"

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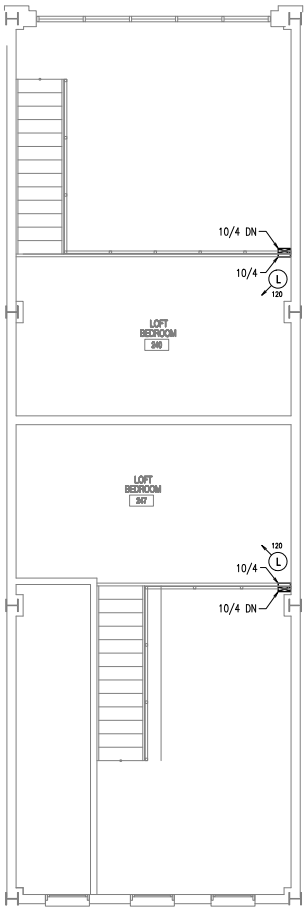
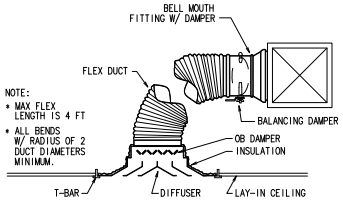


NORTH

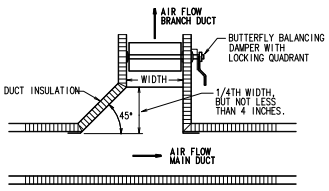
1 SECOND FLOOR PLAN LOFT - MECHANICAL

SCALE: 1/4" = 1'-0"



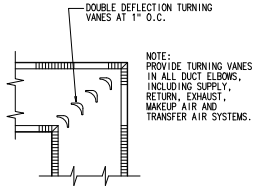
2 DETAIL - FLEX DIFFUSER

NO SCALE:



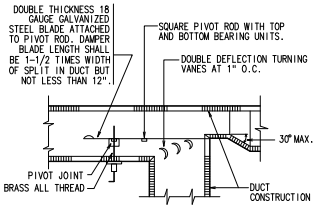
3 DETAIL - DUCT BRANCH

NO SCALE:



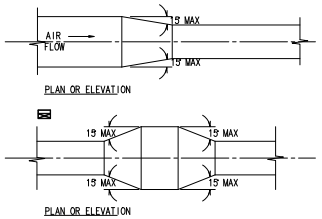
4 DETAIL - TURNING VANES

NO SCALE:



5 DETAIL - SPLITTER DAMPER

NO SCALE:



NOTE:
UNLESS OTHERWISE INDICATED ON PLANS MAXIMUM ANGLES SHOWN ABOVE SHALL APPLY.

6 DETAIL - DUCT TRANSITION

NO SCALE:

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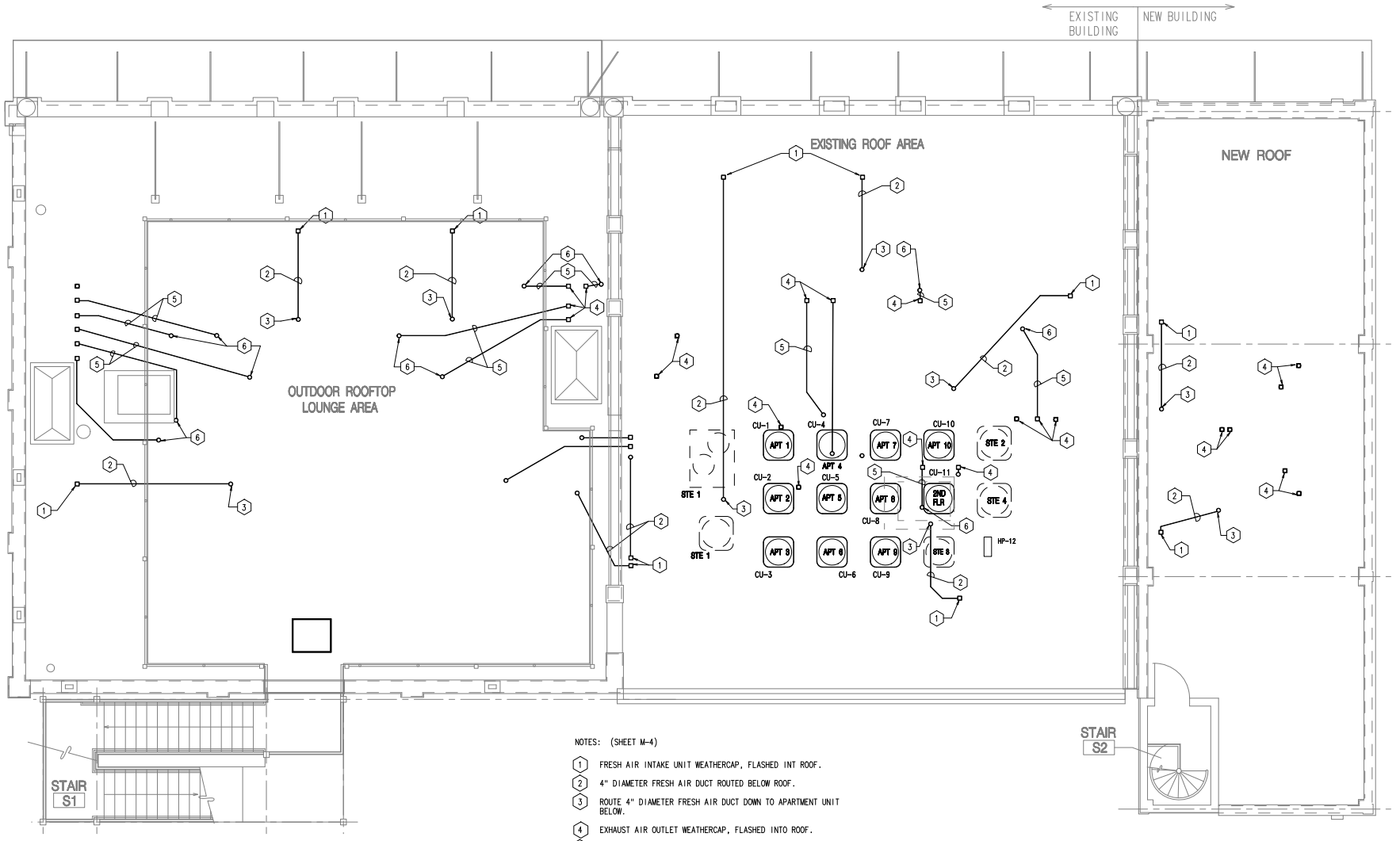

NOTES: (SHEET M-4)

1. FRESH AIR INTAKE UNIT WEATHERCAP, FLASHED INT ROOF.
2. 4" DIAMETER FRESH AIR DUCT ROUTED BELOW ROOF.
3. ROUTE 4" DIAMETER FRESH AIR DUCT DOWN TO APARTMENT UNIT BELOW.
4. EXHAUST AIR OUTLET WEATHERCAP, FLASHED INTO ROOF.
5. 4" DIAMETER EXHAUST AIR DUCT ROUTED BELOW ROOF.
6. ROUTE 4" DIAMETER EXHAUST DUCT DOWN TO APARTMENT UNIT BELOW.

NORTH

1 ROOF FLOOR PLAN - MECHANICAL

SCALE: 1/4" = 1'-0"

Consultant's Seal:

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Scale: 1/4" = 1'-0"
Drawn by: FRL
Job Number:
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M-5

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FAN SCHEDULE

MARK:	LIGHT FIXTURE "H"	EF-1	
DESCRIPTION:	CEILING HEATER, FAN, & LIGHT	CEILING EXHAUST FAN	
CFM:	80	80	
STATIC:	0.25" W.C.	0.375" W.C.	
MAX RPM:	1100	940	
FAN TYPE:	CENT.	CENT.	
MAX SONES:	4.5	4.0	
MOTOR:	1500 WATTS 120V/1PH	ECM 8 WATTS 120V/1PH	
DRIVE:	DIRECT	DIRECT	
WEIGHT:	20 LBS	12 LBS	
REFERENCE:	BROAN-NUTONE 765H110L-P3RW FSC	GREENHECK SP-110-VG FSC-WC6	

NOTES: FAN SCHEDULE

A. CONTROL FAN EF-1 THROUGH REMOTE WALL SWITCH. INSTALL AND OPERATE PER THE MANUFACTURER'S INSTRUCTIONS.

B. PROVIDE CEILING FAN EF-1 WITH INTEGRAL WHITE ALUMINUM CEILING GRILLE AND HOODED WALL EXHAUST VENT AS INDICATED.

C. PROVIDE ALL FANS WITH GRAVITY BACKDRAFT DAMPER, DISCHARGE DUCT CONNECTION, AND INTEGRAL DISCONNECT SWITCH.

D. HEAT-VENT-LIGHT IS IDENTIFIED AS LIGHTING FIXTURE "H". INSTALL FAN AND CONNECT EXHAUST DUCT AND EXTEND DUCT UP THROUGH ROOF AND TERMINATE WITH FLASHED IN EXHAUST OUTLET WITH BIRD SCREEN.

UNIT HEATER SCHEDULE

MARK:	H-1	
DESCRIPTION:	HORIZONTAL WALL HEATER	
CFM:	50	
INPUT:	1.5 KW	
OUTPOUT:	5.1 MBH	
FAN MOTOR:	1/100 HP	
MOTOR TYPE:	ECM	
MOTOR EFFICIENCY:	70% MIN.	
RPM:	1600	
VOLTAGE:	120V/1PH	
WEIGHT:	8 LBS	
REFERENCE:	BROAN	
MODEL NO.:	174-86W	

UNIT HEATER SCHEDULE NOTES:

A. PROVIDE UNIT HEATER WITH SURFACE MOUNTING FRAME AND THERMOSTAT SET FOR 50F.

AIR DEVICE SCHEDULE

MARK	CFM	OUTLET SIZE	INLET SIZE	PRICE MODEL NO.	REMARKS
A	50	6"X4"	6" DIA	620L-F-VCS3AL B12	DOUBLE DEFLECTION SUPPLY AIR REGISTER WITH BALANCING DAMPER
B	100-170	12"X12"	6" DIA	LQMD-1-4S-3AL PC12-SR2	4 WAY THROW SURFACE CEILING DIFFFUSER WITH BALANCING DAMPER
C	440	28"X5"	28"X5"	620L-F-VCS3AL B12	DOUBLE DEFLECTION SUPPLY AIR REGISTER WITH BALANCING DAMPER
D	500	32"X6"	32"X6"	620L-F-VCS3AL B12	DOUBLE DEVLECTION SUPPLY AIR REGISTER WITH BALANCING DAMPER
E	280	16"X5"	16"X5"	620L-F-VCS3AL B12	DOUBLE DEFLECTION SUPPLY AIR REGISTER WITH BALANCING DAMPER
F	310	20"X5"	20"X5"	620L-F-VCS3AL B12	DOUBLE DEFLECTION SUPPLY AIR REGISTER WITH BALANCING DAMPER
G	380-400	24"X5"	24"X5"	620L-F-VCS3AL B12	DOUBLE DEFLECTION SUPPLY AIR REGISTER WITH BALANCING DAMPER
H	220	18X4"	18"X4"	620L-F-VCS3AL B12	DOUBLE DEFLECTION SUPPLY AIR REGISTER WITH BALANCING DAMPER
J	150-170	12"X4"	12"X4"	620L-F-VCS3AL B12	DOUBLE DEFLECTION SUPPLY AIR REGISTER WITH BALANCING DAMPER
K	220	14"X5"	14"X5"	620L-F-VCS3AL B12	DOUBLE DEFLECTION SUPPLY AIR REGISTER WITH BALANCING DAMPER
L	120	10"X4"	10"X4"	620L-F-VCS3AL B12	DOUBLE DEFLECTION SUPPLY AIR REGISTER WITH BALANCING DAMPER
M	690	40X6"	40"X6"	620L-F-VCS3AL B12	DOUBLE DEFLECTION SUPPLY AIR REGISTER WITH BALANCING DAMPER
N	790	48"X6"	48"X6"	620L-F-VCS3AL B12	DOUBLE DEFLECTION SUPPLY AIR REGISTER WITH BALANCING DAMPER
P	590-600	44"X5"	44"X5"	620L-F-VCS3AL B12	DOUBLE DEFLECTION SUPPLY AIR REGISTER WITH BALANCING DAMPER
BA	1155	30"X12"	30"X12"	630L-FF-A	CEILING MOUNTED FILTER BACK TYPE RETURN AIR GRILL WITHOUT DAMPER.
BB	960	20"X16"	20"X16"	630L-FF-A	CEILING MOUNTED FILTER BACK TYPE RETURN AIR GRILL WITHOUT DAMPER.
BC	770	24"X12"	24"X12"	630L-FF-A	CEILING MOUNTED FILTER BACK TYPE RETURN AIR GRILL WITHOUT DAMPER.

NOTES: AIR DEVICES SCHEDULE

A. EXCEPT AS NOTED, ALL DEVICES SCHEDULED ARE REFERENCED TO THE PRICE CATALOG FOR CONTRACTOR'S REFERENCE AS TO THE CONSTRUCTION, PERFORMANCE, NOISE COEFFICIENT, AND QUALITY REQUIRED. DEVICES SUBMITTED SHALL BE EQUAL OR BETTER TO THAT LISTED.

B. ALL DEVICES SHALL BE OF ALUMINUM OR STEEL CONSTRUCTION WITH FACTORY APPLIED WHITE PAINTABLE FINISH; HOWEVER, DEVICES IN BATHROOMS, LAUNDRY, ETC., SHALL BE ALUMINUM ONLY.

AIR CONDITIONING UNIT SCHEDULE

MARK:		AC-2,3,5,6,8 & 10	AC-4 & AC-9	AC-1 & AC-7	AC-11	AC-12
TYPE:		HORIZONTAL FAN & COIL UNIT	HORIZONTAL FAN & COIL UNIT	HORIZONTAL FAN & COIL UNIT	HORIZONTAL FAN & COIL UNIT	DUCTLESS WALL MOUNTED UNIT
APARTMENTS:		2,3,5,6,8 & 10	4 & 9	1 & 7	2ND FLOOR	BASEMENT
CFM:		770	960	1150	770	550
OA CFM:		60	60	60	40	0
EXT. STATIC:		.30" SP	.30" SP	.30" SP	0.30" SP	0.0" SP
WEIGHT:		109 LBS	135 LBS	135 LBS	109 LBS	37 LBS
FAN MOTOR:		1/4 HP	1/4 HP	1/4 HP	1/4 HP	56 WATTS
VOLTAGE:		208V/1PH	208V/1PH	208V/1PH	208V/1PH	208V/1PH
FLA:		38.5 A	38.6 A	38.6 A	38.5 A	0.5 A
COOLING	TYPE:	DX	DX	DX	DX	DX
	OUTDOOR:	102°F	102°F	102°F	102°F	95°F
	EA DB:	80°F	80°F	80°F	80°F	80°F
	EA WB:	67°F	67°F	67°F	67°F	67°F
	GTH:	23 MBH	29 MBH	35 MBH	23 MBH	22 MBH
	TSH:	15 MBH	19 MBH	23 MBH	15 MBH	16 MBH
HEATING	TYPE:	ELEC	ELEC	ELEC	ELEC	DX
	INPUT:	7.5 KW	7.5 KW	7.5 KW	7.5 KW	2.3 KW
	EAT:	60°F	60°F	60°F	60°F	60°F
	OUTPUT:	25 MBH	25 MBH	25 MBH	25 MBH	24 MBH
	OUTDOOR:	20°F	20°F	20°F	20°F	17°F
MANUF:		CARRIER	CARRIER	CARRIER	CARRIER	MITSUBISHI
MODEL:		FMU4Z24-A-L-EHK 3-8-B	FMU4Z30-A-L-EHK 3-8-Z	FMU4Z36-A-L-EHK 3-8-Z	FMU4Z24-A-L-EHK 3-8-B	MSZ-GS24NA X87-721

NOTES: AIR CONDITIONING UNIT SCHEDULE

A. AIR CONDITIONING UNITS SHALL BE SINGLE ZONE, SPLIT SYSTEM, DX COOLING. PROVIDE NEW AIR HANDLING UNIT COMPLETE WITH ELECTRONIC PROGRAMMABLE THERMOSTAT.

B. FURNACE SHALL BE DIRECT VENT WITH BOTH FRESH AIR INTAKE AND EXHAUST PIPES ROUTED TO THE ROOF. EFFICIENCY OF FURNACE SHALL NOT BE LESS THAN 90% AFUE.

C. PROVIDE UNITS WITH EZEE BRAND TYPE FILTER SECTION WITH PIANO HINGED DOOR WITH QUARTER TURN HANDLE.

MECHANICAL SYMBOLS

MARK	ITEM	MARK	ITEM
	NEW PIPING	T	THERMOSTAT
D	CONDENSATE DRAIN PIPING	16/10	DUCTWORK (1)
A 100	SUPPLY AIR DEVICE (2)		TURNING VANES
BA	RETURN AIR DEVICE		DUCT SECTION, SUPPLY
	FLEXIBLE DUCTWORK		DUCT SECTION, RETURN OR EXH
	CONNECT TO EXISTING	VD	VOLUME DAMPER

NOTES: (SYMBOLS)

(1) INSIDE DIMENSIONS OF DUCT. FIRST NUMBER REPRESENTS VISIBLE DIMENSION.

(2) NUMBER ADJACENT TO AIR DEVICE MK DESIGNATION IS CFM OF AIRFLOW DEVICE TO BE ADJUSTED TO.

OUTDOOR UNIT SCHEDULE

MARK:	CU-2,3,5,6,8 &10	CU-4 & 9	CU-1 & 7	CU-11	HP-12
APARTMENTS:	2,3,5,6,8 & 10	4 & 9	1 & 7	2ND FLOOR	BASEMENT
CAPACITY TO MATCH:	AC-2,3,5,6,8 &10	AC-4 & 9	AC-1 & 7	AC-11	AC-12
SEER MIN.:	15	15	15	15	20
WEIGHT:	163 LBS	167 LBS	180 LBS	163 LBS	118 LBS
REFRIG.:	R-410A	R-410A	R-410A	R-410A	R-410A
FLA:	14.2 A	13.5 A	14.1 A	14.2 A	17 A
VOLTAGE:	208V/1PH	208V/1PH	208V/1PH	208V/1PH	208V/1PH
RS SIZE:	3/4"	3/4"	7/8"	3/4"	5/8"
RL SIZE:	3/8"	3/8"	3/8"	3/8"	1/4"
MANUF.:	CARRIER	CARRIER	CARRIER	CARRIER	MITSUBISHI
MODEL:	24ACC624A0030	24ACC300A0030	24ACC536A0030	24ACC624A0030	MUZ-GS24NA-HG-A7

NOTES: OUTDOOR UNIT SCHEDULE

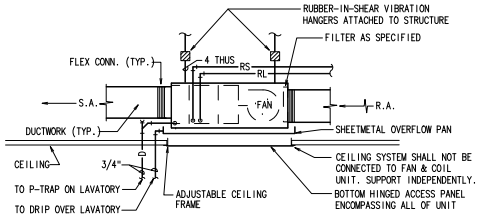
A. MOUNT UNITS ON LEVEL FLASHED IN ROOF SUPPORT, 4" MINIMUM ABOVE SURROUNDING ROOF.

B. MAINTAIN MINIMUM OF 2 FT DISTANCE BETWEEN UNITS AND BETWEEN UNIT AND ADJACENT STRUCTURE.

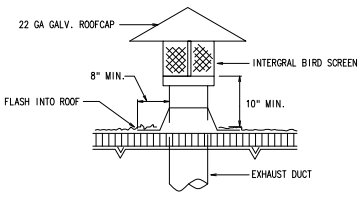
C. PROVIDE UNITS WITH THERMOSTATIC EXPANSION VALVE, EXTERNAL SERVICE VALVES, AND 5 YEAR COMPRESSOR WARRANTY.

D. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS ON SEPARATION BETWEEN OUTDOOR AND INDOOR UNITS AND SIZING OF REFRIGERATION LINES.

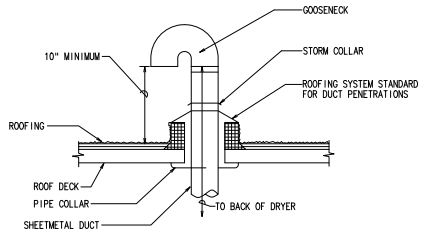
E. CONDENSING UNITS SHALL BE MATCHED WITH INDOOR EVAPORATOR COILS & FURNACES TO MATCH UNIT AND PROVIDE ARI RATED SEER NOT LESS THAN THE MINIMUM SCHEDULED.



1 DETAIL - FAN & COIL UNIT
NO SCALE:



2 DETAIL - EXHAUST VENT
NO SCALE:



3 DETAIL - DRYER EXHAUST VENT
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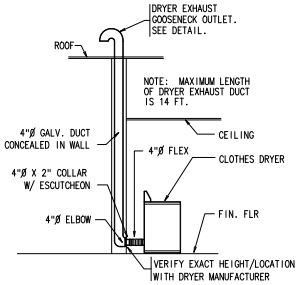

4 DETAIL - DRY EXHAUST
NO SCALE:

Consultant's Seal:
STATE OF TEXAS
JAMES T. RODRIGUEZ
43650
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06/02/2025

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MAINSTREET
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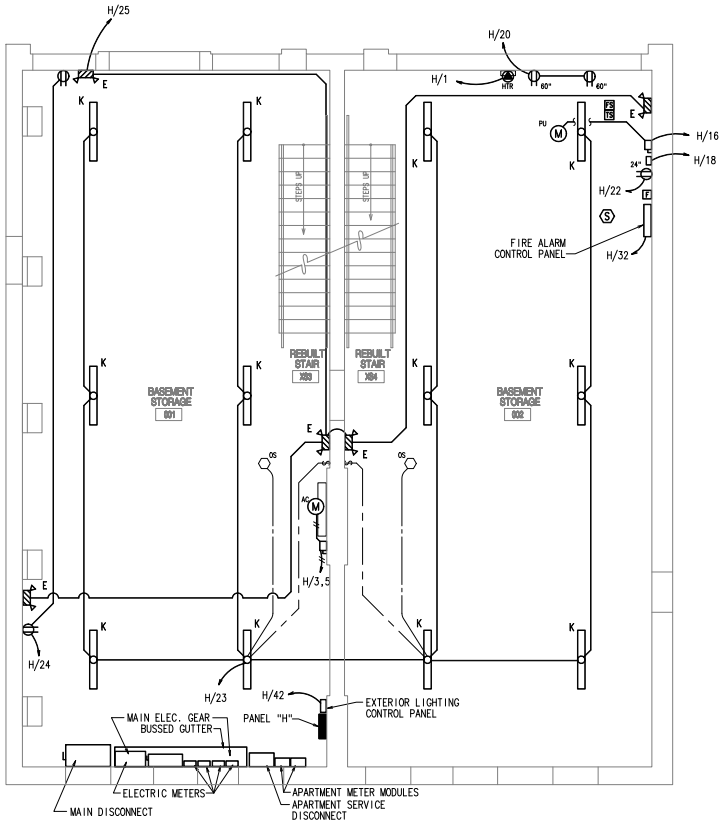
REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

Date: 06/02/2025
Scale: No Scale
Drawn by: RRL
Job Number:
Sheet Number:
M-6
Sheet 6 of 8



NOTE:
COORDINATE WITH OTHER TRADES TO KEEP ANY PIPING FROM PASSING OVER ELECTRICAL PANELS & ELECTRICAL GEAR.

NORTH

1 BASEMENT FLOOR PLAN - ELECTRICAL

SCALE: 1/4" = 1' - 0"

Consultant's Seal:

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THE STERLING
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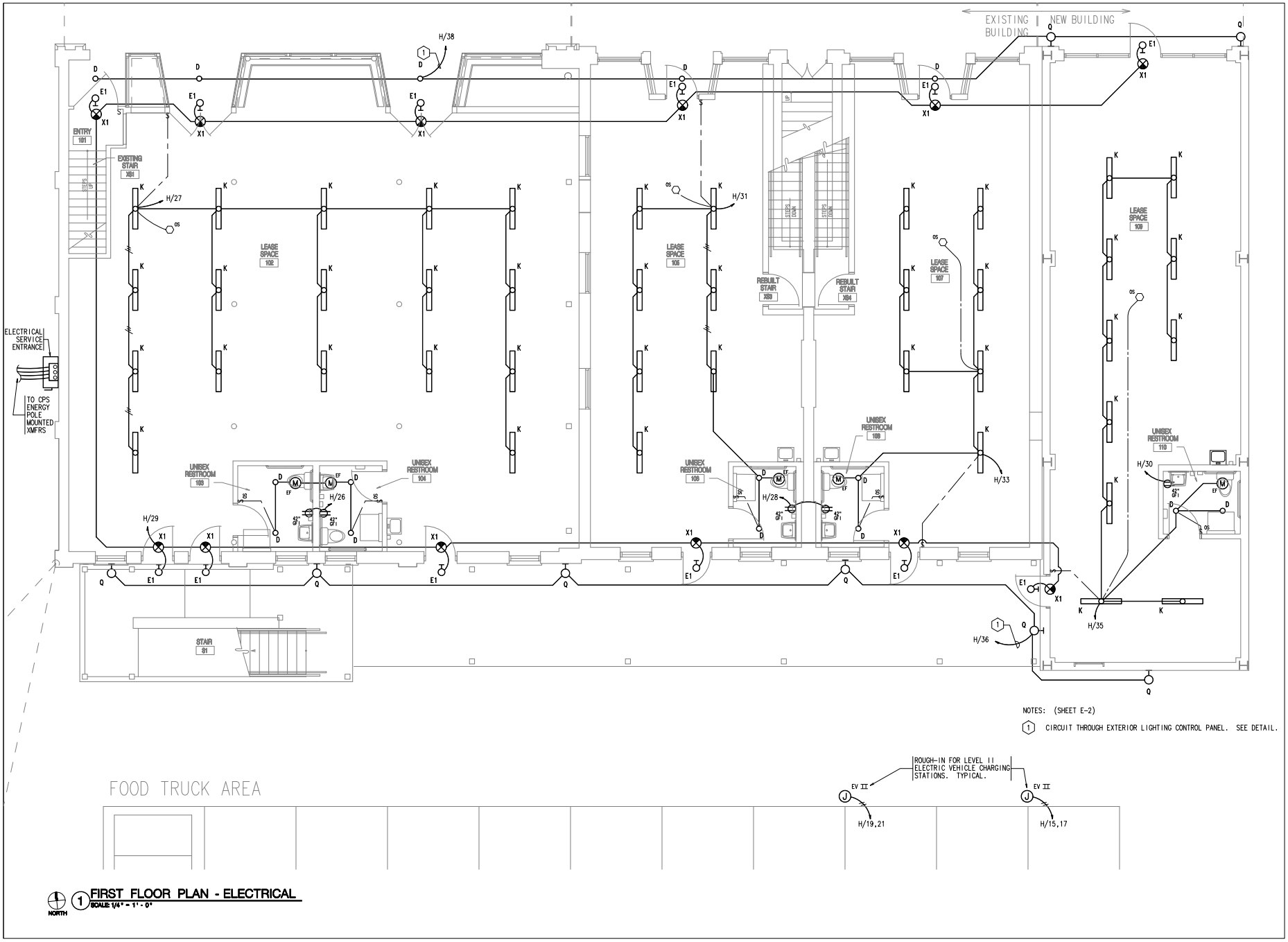
Date: 06/02/2025
Scale: 1/4" = 1'-0"
Drawn by: RRL
Job Number:
Sheet Number:
E-1
Sheet 1 of 7



NOTES: (SHEET E-2)

(1) CIRCUIT THROUGH EXTERIOR LIGHTING CONTROL PANEL. SEE DETAIL.

NORTH

(1) FIRST FLOOR PLAN - ELECTRICAL

SCALE: 1/4" = 1'-0"

Consultant's Seal:
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Date:	06/02/2023
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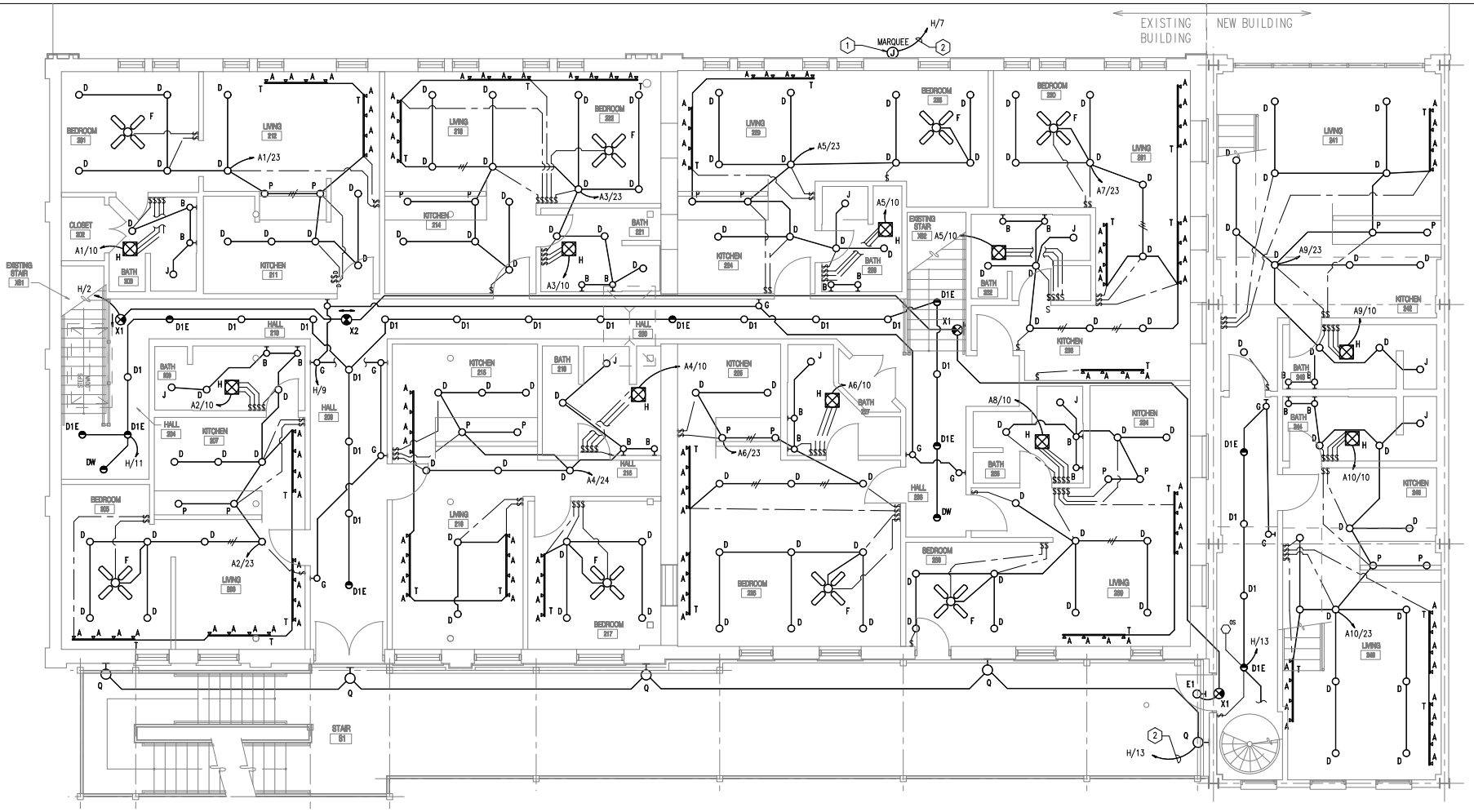
Drawn by:	RRL
Job Number:	
Sheet Number:	E-2
Sheet:	2 of 7



NOTES: (SHEET E-3)

1. PROVIDE POWER CONNECTION TO RECONSTRUCTED BUILDING MARQUEE IN THIS VICINITY.
2. CIRCUIT THROUGH EXTERIOR LIGHTING CONTROL PANEL. SEE DETAIL.

NORTH

1 SECOND FLOOR PLAN - LIGHTING

SCALE: 1/4" = 1'-0"

Consultant's Seal:

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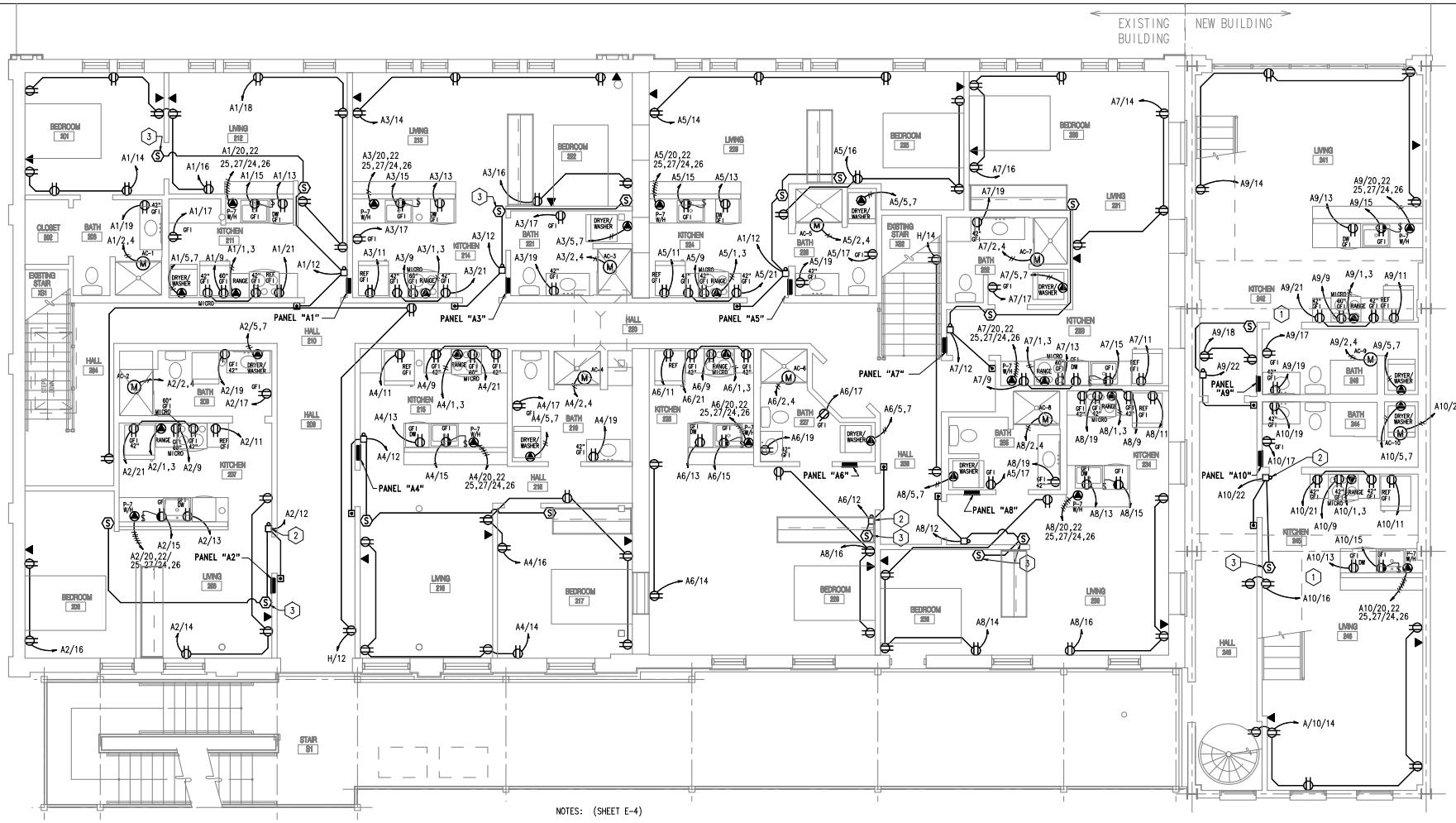
Sheet Number:	E-3
Sheet:	5 of 7



NOTES: (SHEET E-4)

1. CONNECT WITH SMOKE ALARM IN BEDROOM LOFT ABOVE.
2. DOORBELL SYSTEM SHALL CONSIST OF NICOR MODEL EDC1120WH1 BELL/TRANSFORMER MODULE INSTALLED IN SINGLE GANG BOX, 6" BELOW CEILING WITH LOW VOLTAGE 2 #18 AWG COPPER EXTENDING TO DOORBELL, MOUNTED AT 48" AFF. TYPICAL.
3. SMOKE ALARM SHALL BE EQUAL TO KIDDE MODEL 21006371 PHOTOELECTRIC TYPE WITH 9 VOLT BATTERY BACKUP AND ABLE TO BE INTEGRATED WITH OTHER SMOKE DETECTORS IN APARTMENT TO SIGNAL ALARM. TYPICAL.

NORTH

1 SECOND FLOOR PLAN - POWER

SCALE: 1/4" = 1' - 0"

Consultant's Seal:
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Date: 06/02/2023
Scale: 1/4" = 1'-0"
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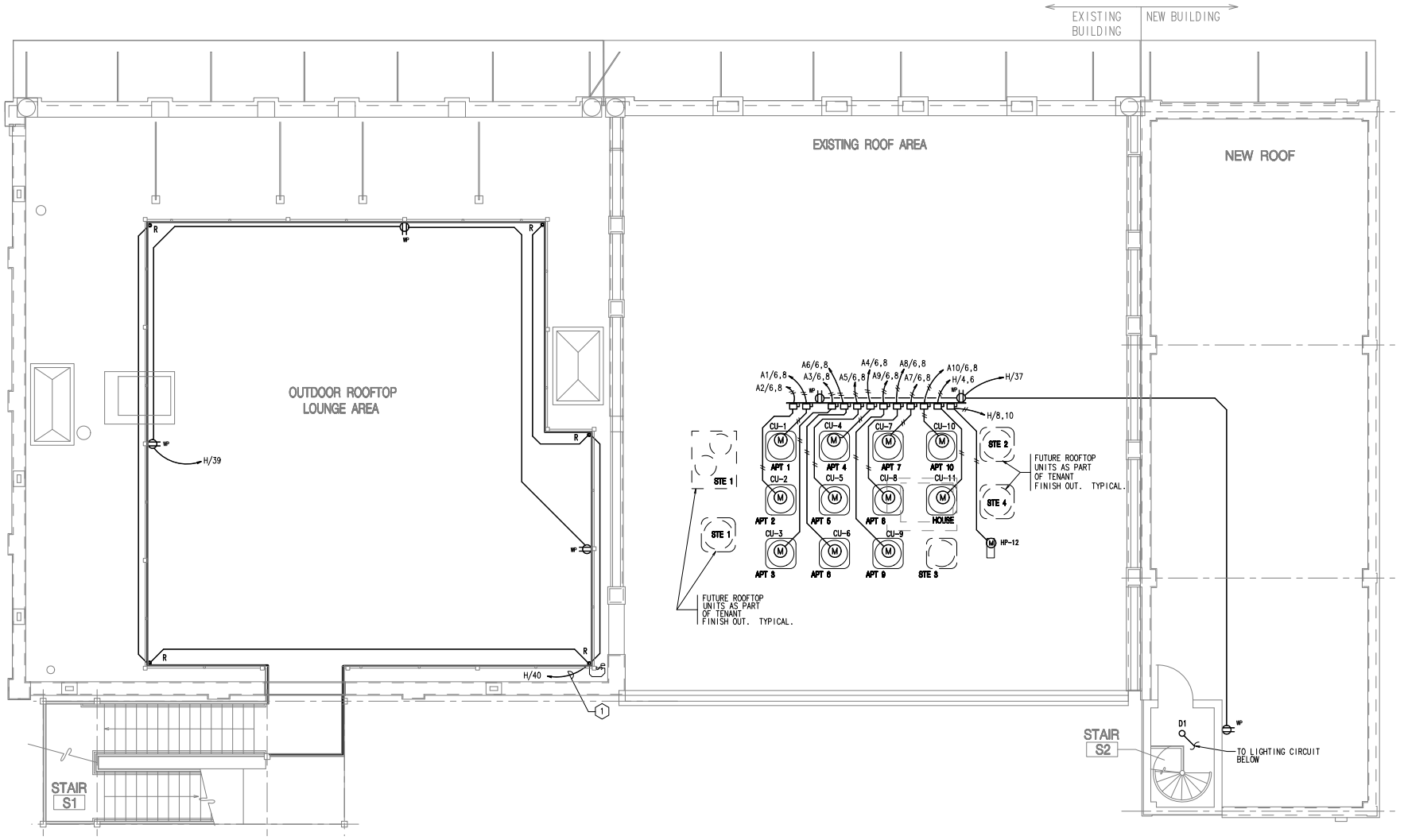
Job Number:
Sheet Number:
E-4
Sheet 4 of 7



NOTES: (SHEET E-5)

(1) CIRCUIT THROUGH EXTERIOR LIGHTING CONTROL PANEL. SEE DETAIL.

NORTH

(1) ROOF FLOOR PLAN - ELECTRICAL

SCALE: 1/4" = 1'-0"

Consultant's Seal:
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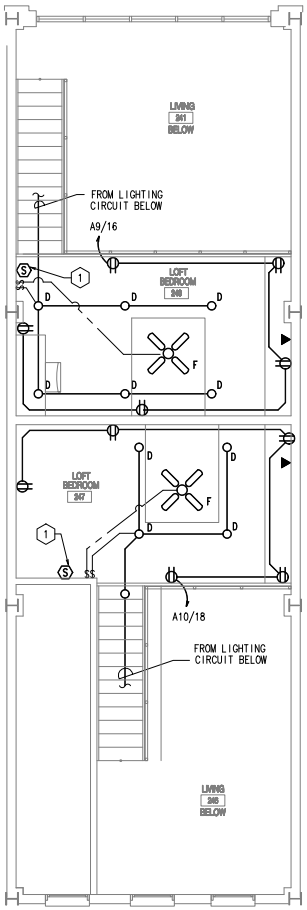
SAN ANTONIO, TEXAS 78207

Date: 06/02/2025
Scale: 1/4" = 1'-0"
Drawn by: RRL
Job Number:
Sheet Number: E-5
Sheet 5 of 8

NOTES: (SHEET E-6)

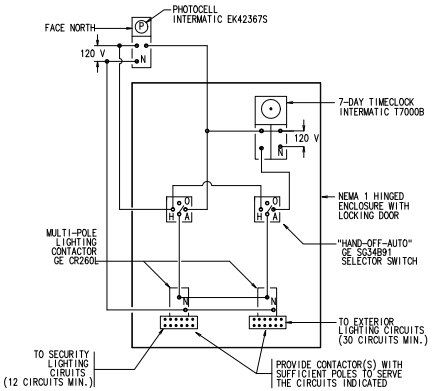
1 CONNECT WITH SMOKE ALARM ON FLOOR BELOW.



NORTH

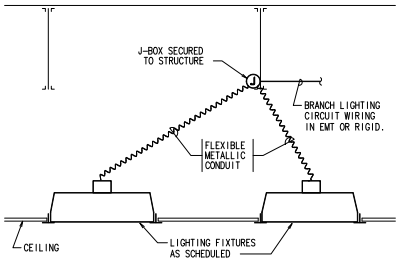
1 SECOND FLOOR PLAN LOFT - ELECTRICAL

SCALE: 1/4" = 1'-0"



2 DETAIL - EXT. LIGHTING CONTROL

NO SCALE:



4 DETAIL - LIGHTING FIXTURE WIRING

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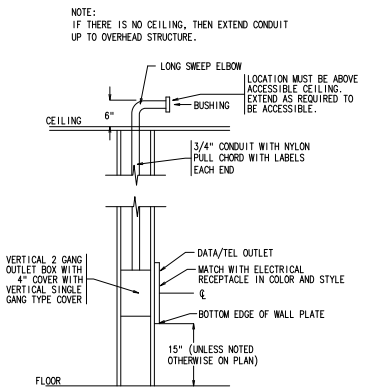

3 DETAIL - VOICE / DATA OUTLET

NO SCALE:

Consultant's Seal:
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06/02/2025

Consultant:

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Date:	06/02/2025
Scale:	1/4" = 1'-0"
Drawn by:	RRL
Job Number:	
Sheet Number:	E-6
Sheet:	6 of 7

ELECTRICAL LOAD ANALYSIS

APARTMENT:	1	2	3	4	5	6	7	8	9	10		
FLOOR AREA:	494	432	428	557	415	437	435	440	485	710		
LIGHTING LOAD:	1482	1296	1284	1671	1245	1311	1305	1320	1455	2130		
SMALL APPLIANCE CIRCUITS:												
- MICROWAVE	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800		
- REFRIGERATOR	1480	1480	1480	1480	1480	1480	1480	1480	1480	1480		
LAUNDRY CIRCUIT:	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500		
RANGE/OVEN:	7600	7600	7600	7600	7600	7600	7600	7600	7600	7600		
WASHER/DRYER:	4576	4576	4576	4576	4576	4576	4576	4576	4576	4576		
WATER HEATER:	20000	20000	20000	20000	20000	20000	20000	20000	20000	20000		
CEILING FAN:	65	65	65	65	65	65	65	65	65	65		
DISHWASHER:	792	792	792	792	792	792	792	792	792	792		
1ST 10KW OF LOAD:	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000		
REMAINDER @ 40%:	11718	11644	11639	11794	11623	11650	11647	11653	11707	11977		
TOTAL:	21718	21744	21639	21794	21623	21650	21647	21653	21707	21977		
AIR COND. LOAD:	8029	8008	8008	8029	8008	8008	8029	8008	8029	8008	RAW TOTAL:	
TOTAL LOAD:	29747	29652	29647	29823	29631	29658	29676	29661	29736	29985	297216 VA	
TOTAL AMPS:	83	82	82	83	82	82	82	82	83	83	825 AMPS	
VOLTAGE:	208	208	208	208	208	208	208	208	208	208	208 VOLTS	
PHASE:	3	3	3	3	3	3	3	3	3	3	3 PHASE	

RAW TOTAL FOR DWELLINGS	NEC TABLE 220.84 DEMAND FACTOR FOR 10 APARTMENTS:	CONNECTED LOAD FOR DWELLINGS
297216 VA	X 40% =	127803 VA
825 AMPS	X 40% =	355 AMPS
208 VOLTS		208 VOLTS
3 PHASE		3 PHASE

ELECTRICAL LOAD SUMMARY
HOUSE ELECTRICAL SERVICE

SERVICE: 150A, 208/120 VOLTS WYE, 3 PHASE, 4 WIRE

NEW LOADS:	KVA
LIGHTING:	4.3
AIR CONDITIONING (ELEC. HEAT):	11.6
ELECTRIC HEAT:	1.5
RECEPTACLES:	3.2
EQUIPMENT:	1.5
EV CHARGERS (LEVEL II):	16.6
NEW LOADS:	38.7 KVA

EQUIVALENT AMPS AT 208 VOLTS, 3 PHASE: 107 A, 208V, 3PH

LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NO.	MOUNTING	LAMPS NO.	LAMPS TYPE	REMARKS
A	LIGHTOLIER	LT-L-08-RWF-930-WH VA	TRACK	1	9W/LED 3000K	LED TRACK MOUNTED FIXTURE ON 5 FT SURFACE MOUNTED TRACK.
B	PROGRESS LIGHTING	P3000-62-09	WALL VANITY	2	10W/LED 3000K	UP/DOWN LED VANITY LIGHT WITH E26 BASE MOUNTED LED LAMPS
C	LITHONIA	CLX-L24-2000LM-SEF FDL-MVOLT-GZ10-35K 80CRI	CEILING/ WALL SURFACE	1	10W/LED 3500K	2 FT LED STRIP LIGHT
D	LIGHTOLIER	CP6RB10930W-90CRI	CEILING RECESSED	1	16W/LED 3000K	4" DIAMETER LED DOWNLIGHT UL DAMP LOCATION
D1	LITHONIA	LBR4-15LM-30K-AR TRW-LSS-MWD-120V UGZ	CEILING RECESSED	1	19W/LED 3000K	4" DIAMETER LED DOWNLIGHT.
D1E	LITHONIA	LBR4-15LM-30K-AR TRW-LSS-MWD-120V UGZ-ELR	CEILING RECESSED	1	19W/LED 3000K	4" DIAMETER LED DOWNLIGHT WITH EMERGENCY BATTERY
DW	LITHONIA	LBR4WW-15LM-30K AR-TRW-LSS-MWD 120V-UGZ	CEILING RECESSED	1	19W/LED 3000K	4" DIAMETER LED WALL WASHER.
E	LITHONIA	EU2-LED-M12-120V	WALL	2	1.8W/LED	EMERGENCY LIGHT WITH 2 LAMPS. MOUNT AT 6 IN BELOW CEILING
E1	LITHONIA	AFO-W-MVOLT-N	WALL	1	3W/LED	OUTDOOR EMERGENCY LIGHT UNIT. MOUNT AT 9.5 FT ABOVE GRADE.
F	HUNTER FAN CO	53351-120V	CEILING PENDANT	-	——	48" DIAMETER, 5 BLADE, MATTE BLACK CEILING FAN WITH DOWNROD, NO LIGHT KIT. 64 WATT
G	PROGRESS LIGHTING	P7103-30-120V	WALL SURFACE	1	10W/LED 3000K	LED WALL SCONCE
H	BROAN-NUTONE	765H110L-P3RW-	CEILING RECESSED	1	9W/LED 3000K	HEATER / FAN / LIGHT WITH MANUFACTURER'S WALL CONTROL SWITCHES.
J	LITHONIA	LK4L-LK4AP	CEILING RECESSED	1	10W/LED 3000K	4" DIAMETER SHOWER LIGHT. UL DAMP LOCATION. WITH E26 BASE LAMP.
K	LITHONIA	CLX-L48-4000LM-SEF FDL-MVOLT-GZ10-35K 80CRI	CEILING/ WALL SURFACE	1	28W/LED 3500K	4 FT LED STRIP LIGHT
P	LIGHTOLIER	3DPJHB-BN-M-NN WST-LF-10-935	CEILING PENDANT	1	70W/LED 3500K	PENDANT LIGHT
T	LIGHTOLIER	6O-06N-WH	CEILING TRACK	—	———	5 FT WHITE TRACK, SURFACE MOUNTED WITH END CAPS AND POWER FEED.
Q	WAC LIGHTING	WS-W15710-3000K GH-15W-1200-484	WALL	1	15W/LED 3000K	LED WALL SCONCE
R	WAC LIGHTING	T24-OD2-40-30 BK-PS-24DC-U96R WE	HAND-RAIL	1	96W/LED 3000K	LED WET RATED TAPE LIGHT AT TOP RAIL OF HANDRAIL WITH REMOTE POWER SUPPLY & MOUNTING ACCESSORIES.
X1	LITHONIA	ECRG-HO-RD-M6 120V	WALL/ CEILING	2	1.5W/LED 5000K	COMBINATION EXIT & EMERGENCY LED LIGHT WITH RED LETTERS ON ONE SIDE. PROVIDE WITH EMERGENCY BATTERY WITH DIRECTION ARROWS AS REQUIRED BY CODE.
X2	LITHONIA	ECRG-HO-RD-M6 120V	WALL/ CEILING	2	1.5W/LED 5000K	COMBINATION EXIT & EMERGENCY LED LIGHT WITH RED LETTERS ON TWO SIDES. PROVIDE WITH EMERGENCY BATTERY WITH DIRECTION ARROWS AS REQUIRED BY CODE.

NOTES: LIGHTING FIXTURE SCHEDULE

A. REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR FINAL LOCATIONS OF ALL WALL MOUNTED LIGHTING FIXTURES. REFER TO REFLECTED CEILING PLANS AND INTERIOR ELEVATION DETAILS FOR LOCATIONS OF ALL INTERIOR LIGHTING FIXTURES.

B. PROVIDE ALL ACCESSORIES FOR NEW LIGHTING FIXTURES, INCLUDING SUSPENSION DEVICES, BASES, BOXES, INVERTERS, ETC. AS REQUIRED FOR A COMPLETE AND WORKING INSTALLATION.

PANEL SCHEDULE

PANEL:	H (HOUSE PANEL)
LOCATION:	ELECTRIC SERVICE ENTRANCE
VOLTAGE:	120/208 VOLTS, 3 PHASE, 4 WIRE
TYPE:	NEMA 1, SURFACE MOUNTED 150 AMP MAIN LUGS ONLY
FEEDER:	4 #1/0 THWN & 1 #6 THWN GROUND IN 2" CONDUIT
BRANCH CIRCUIT BREAKERS:	9 - 20A/1P (12,14,22,24,26,28,30,37,39 - RECEPTACLES) 4 - 20A/1P (34,36,38,40 - EXTERIOR LIGHTING) 1 - 20A/1P (42 - LIGHTING CONTROLS) 1 - 20A/1P (32 - FIRE ALARM) 1 - 20A/1P (1 - WALL HEATER - SPRINKLR RISER) 1 - 20A/2P (3,5 - AC-12/WP-12) 1 - 40A/2P (4,6 - AC-11) 1 - 20A/2P (8,10 - CU-11) 1 - 20A/1P (16 - SUMP PUMP) 1 - 20A/1P (18 - HIGH WATER ALARM) 1 - 20A/1P (20- WATER SOFTENER) 2 - 50A/2P (15,17/19,21 - EV CHARGERS) 1 - 20A/1P (2 - EMERGENCY/EXIT LIGHTING) 2 - 20A/1P (7 - MARQUEE) 10 - 20A/1P (9,11,13,23,25,27,29,31,33,35 - INTERIOR LIGHTING) 1 - 20A/1P (SPARE)

PANEL:	A2,A3,A5,A6,A8 & A10
LOCATION:	BEHIND ENTRY DOOR
VOLTAGE:	120/208 VOLTS, 3 PHASE, 4 WIRE
TYPE:	NEMA 1, RECESS MOUNTED LOAD CENTER 100 AMP MAIN LUGS ONLY
FEEDER:	4 #3 THWN & 1 #8 THWN GROUND IN 1-1/2" CONDUIT
BRANCH CIRCUIT BREAKERS:	7 - 20A/1P (3,5,7,9,11,13,15 - RECEPTACLES) 1 - 20A/1P (1 - LIGHTING) 1 - 20A/2P (6,8 - ROOFTOP CONDENSING UNIT) 3 - 40A/2P (20,22/25,27/24,26 - WATER HEATER) 1 - 20A/1P (13 - DISHWASHER) 1 - 20A/1P (11 - REFRIGERATOR) 1 - 20A/1P (15 - DISPOSAL) 1 - 40A/2P (2,4 - FAN & COIL AC UNIT) 1 - 40A/2P (1,3 - OVEN/RANGE) 1 - 20A/1P (10 - BATHROOM HEAT-FAN-LIGHT) 1 - 20A/1P (9 - MICROWAVE & VENT HOOD) 1 - 30A/2P (5,7 - WASHER/DRYER) 1 - 20A/1P (17 - LAUNDRY RECEPTACLE) 1 - 20A/1P (19 - BATHROOM RECEPTACLE) 1 - 20A/1P (21 - KITCHEN RECEPTACLES) 1 - 20A/1P (12 - DOORBELL-SMOKE DETECT.) 3 - 20A/1P (14,16,18 - RECEPTACLES)

PANEL:	A1,A4,A7 & A9
LOCATION:	BEHIND ENTRY DOOR
VOLTAGE:	120/208 VOLTS, 3 PHASE, 4 WIRE
TYPE:	NEMA 1, RECESS MOUNTED LOAD CENTER 100 AMP MAIN LUGS ONLY
FEEDER:	4 #3 THWN & 1 #8 THWN GROUND IN 1-1/2" CONDUIT
BRANCH CIRCUIT BREAKERS:	7 - 20A/1P (3,5,7,9,11,13,15 - RECEPTACLES) 1 - 20A/1P (1 - LIGHTING) 1 - 25A/2P (6,8 - ROOFTOP CONDENSING UNIT) 3 - 40A/2P (20,22/25,27/24,26 - WATER HEATER) 1 - 20A/1P (13 - DISHWASHER) 1 - 20A/1P (11 - REFRIGERATOR) 1 - 20A/1P (15 - DISPOSAL) 1 - 40A/2P (2,4 - FAN & COIL AC UNIT) 1 - 40A/2P (1,3 - OVEN/RANGE) 1 - 20A/1P (10 - BATHROOM HEAT-FAN-LIGHT) 1 - 20A/1P (9 - MICROWAVE & VENT HOOD) 1 - 30A/2P (5,7 - WASHER/DRYER) 1 - 20A/1P (17 - LAUNDRY RECEPTACLE) 1 - 20A/1P (19 - BATHROOM RECEPTACLE) 1 - 20A/1P (21 - KITCHEN RECEPTACLES) 1 - 20A/1P (12 - DOORBELL-SMOKE DETECT.) 3 - 20A/1P (14,16,18 - RECEPTACLES)

GENERAL INSTALLATION NOTES - ELECTRICAL

A. ALL ELECTRICAL WORK SHALL BE IN COMPLETE ACCORDANCE WITH THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE WITH CITY AMENDMENTS.

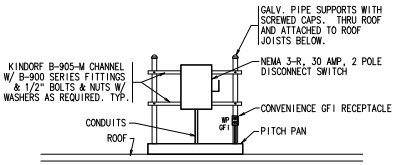
B. ALL 20A/1P CIRCUIT BREAKERS IN APARTMENT PANELS SHALL BE AFCI RATED.

C. ALL CIRCUIT BREAKERS SERVING ROOFTOP CONDENSING UNITS SHALL BE HACR RATED.

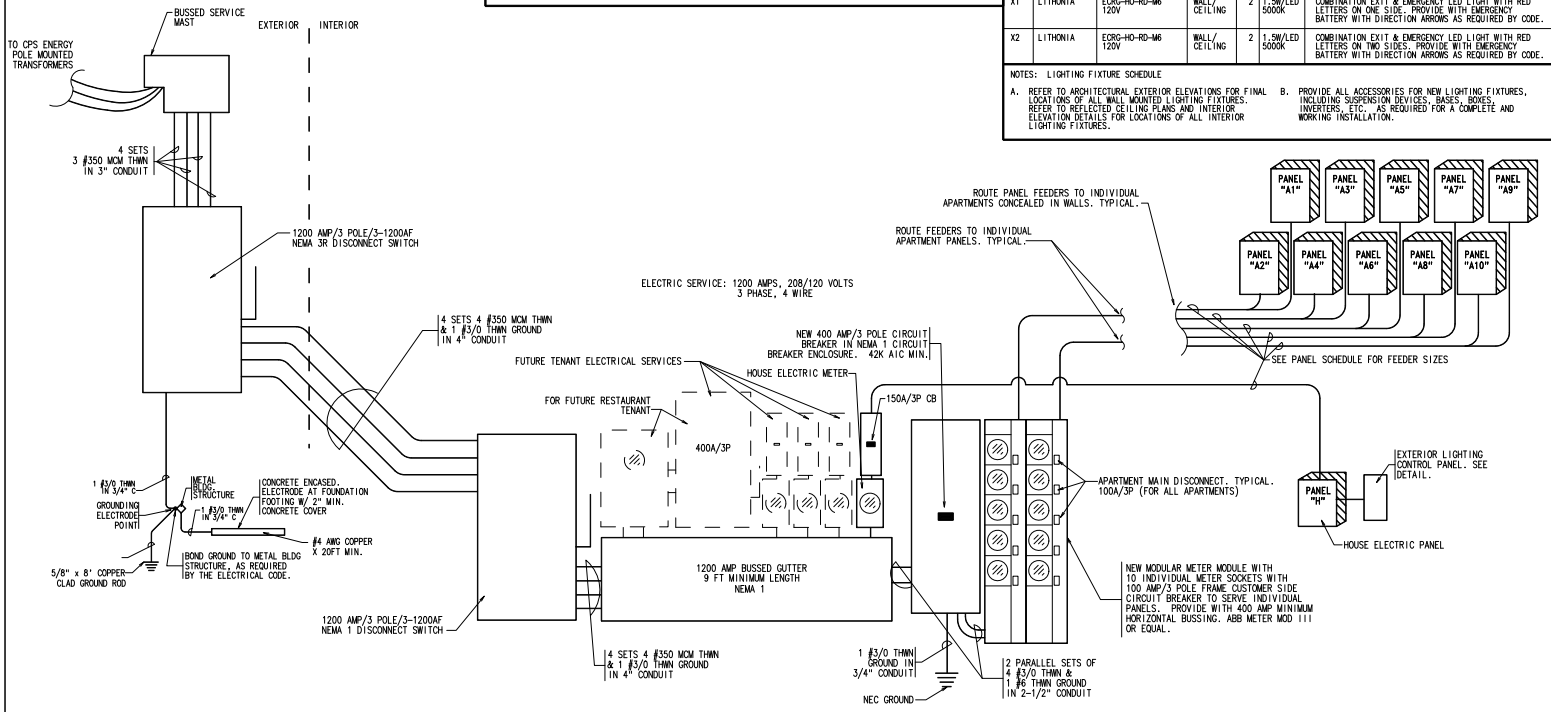
D. ALL EXTERIOR RECEPTACLES OR RECEPTACLES IN DAMP AREAS EXPOSED TO OUTDOOR TEMPERATURES SHALL BE WEATHER RESISTANT RATED.

E. ALL CONVENIENCE ELECTRICAL RECEPTACLES SERVING APARTMENT UNITS SHALL BE TAMPER RESISTANT RATED.

F. PANEL FEEDERS SHALL BE ROUTED IN CONDUIT OR UTILIZE TYPE MC CABLE. DO NOT USE ROMEX (NM) CABLE FOR PANEL FEEDERS.



2 DETAIL - ROOFTOP ELECTRIC
NO SCALE:



1 DETAIL - ELECTRICAL RISER DIAGRAM
NO SCALE:

Consultant's Seal:
STATE OF TEXAS
JAMES T. RODRIGUEZ
103744
REGISTERED PROFESSIONAL ENGINEER
06/02/2023

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REVISIONS	BY

THE STERLING
830 W. COMMERCE STREET
SAN ANTONIO, TEXAS 78207

Date: 05/02/2023
Scale: No Scale
Drawn by: RRL
Job Number:
Sheet Number: E-7
Sheet 7 of 7